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## Executive Summary Report

Appraisal Date 1/1/2007 - 2007 Assessment Roll

**Area Name / Number:** W. Central Shoreline / Area 2

**Previous Physical Inspection:** 2003

### Sales - Improved Summary:

Number of Sales: 520

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2006 Value	\$131,300	\$190,600	\$321,900	\$366,600	87.8%	14.72%
2007 Value	\$160,900	\$203,100	\$364,000	\$366,600	99.3%	12.31%
Change	+\$29,600	+\$12,500	+\$42,100		+11.5%	-2.41%
% Change	+22.5%	+6.6%	+13.1%		+13.1%	-16.37%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.41% and -16.37% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary Data:

	Land	Imps	Total
2006 Value	\$135,400	\$173,200	\$308,600
2007 Value	\$164,200	\$188,300	\$352,500
Percent Change	+21.3%	+8.7%	+14.2%

Number of improved Parcels in the Population: 3559

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2006 or 2007 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

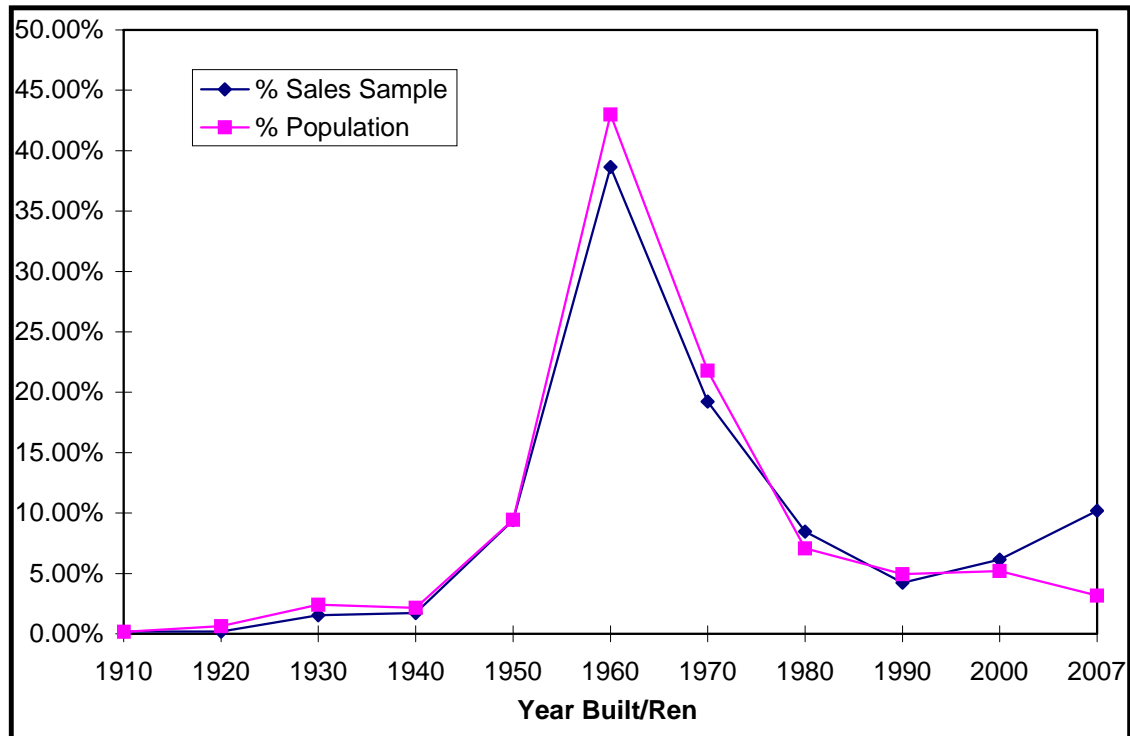
### Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2007 Assessment Roll.

### ***Sales Sample Representation of Population - Year Built or Year Renovated***

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.19%
1920	1	0.19%
1930	8	1.54%
1940	9	1.73%
1950	49	9.42%
1960	201	38.65%
1970	100	19.23%
1980	44	8.46%
1990	22	4.23%
2000	32	6.15%
2007	53	10.19%
	520	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	6	0.17%
1920	23	0.65%
1930	86	2.42%
1940	77	2.16%
1950	336	9.44%
1960	1530	42.99%
1970	775	21.78%
1980	252	7.08%
1990	176	4.95%
2000	185	5.20%
2007	113	3.18%
	3559	

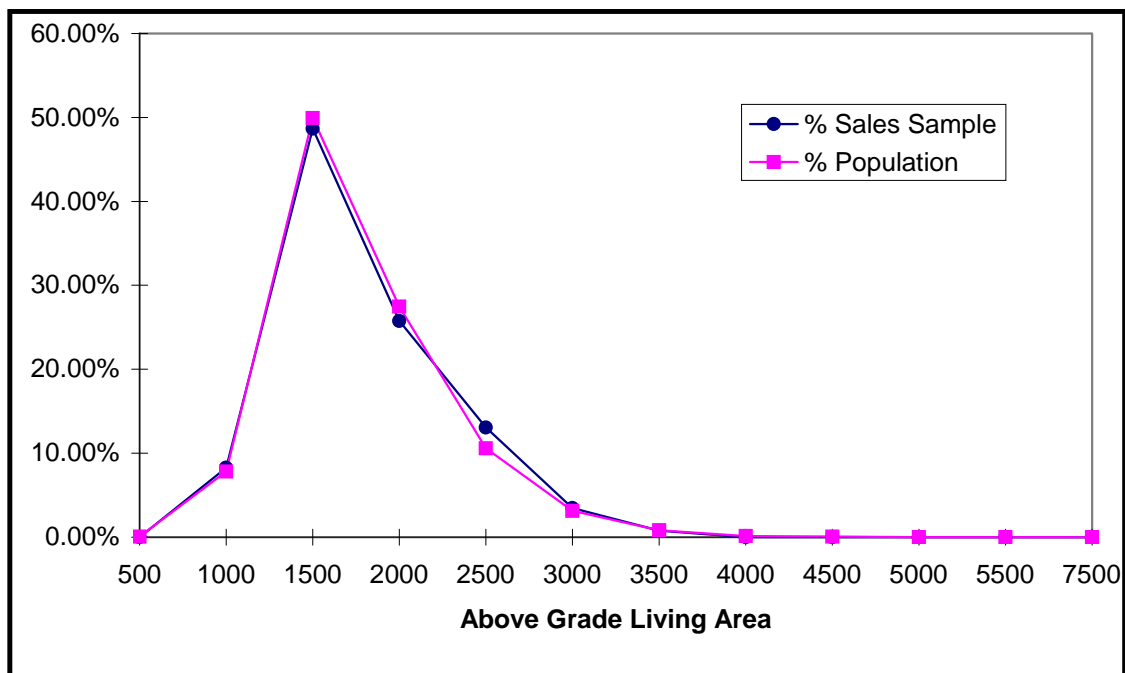


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	43	8.27%
1500	253	48.65%
2000	134	25.77%
2500	68	13.08%
3000	18	3.46%
3500	4	0.77%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	520	

AGLA	Frequency	% Population
500	3	0.08%
1000	278	7.81%
1500	1777	49.93%
2000	977	27.45%
2500	377	10.59%
3000	111	3.12%
3500	29	0.81%
4000	5	0.14%
4500	2	0.06%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	3559	

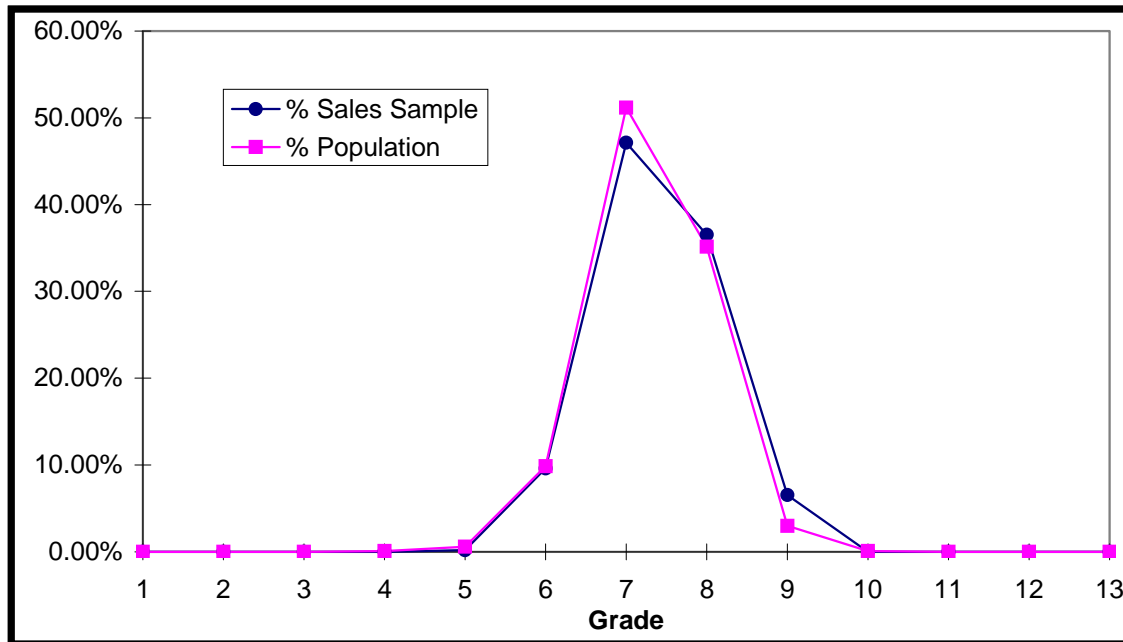


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

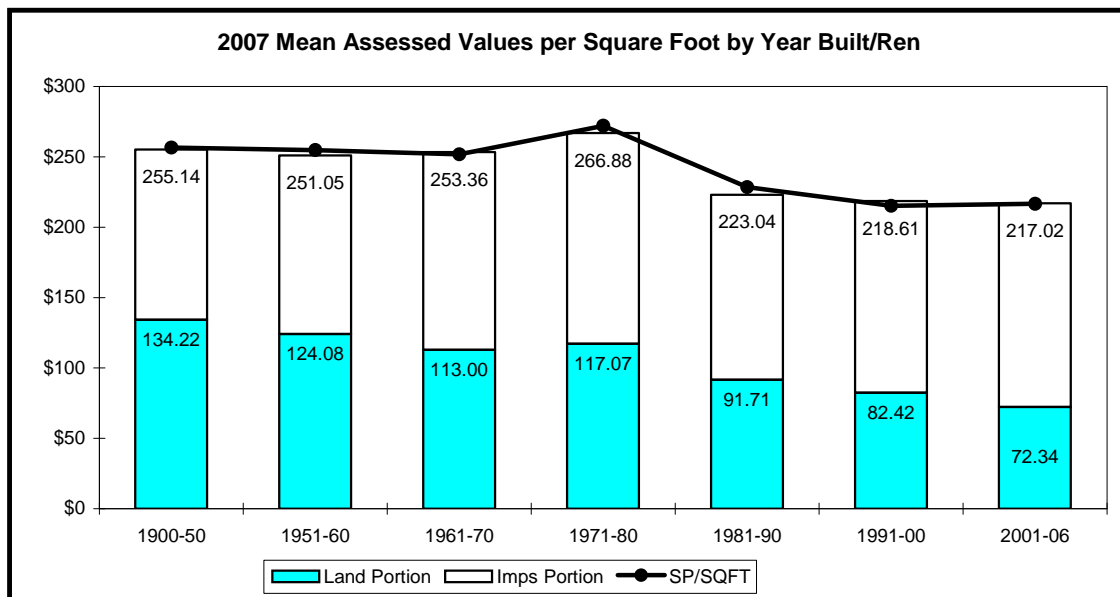
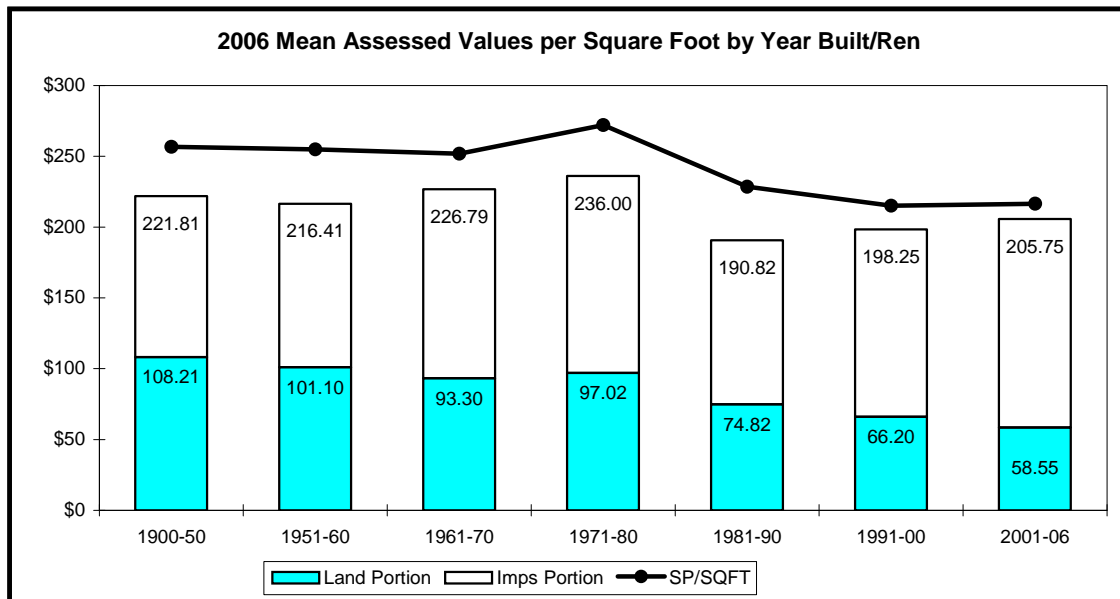
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.19%
6	50	9.62%
7	245	47.12%
8	190	36.54%
9	34	6.54%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
520		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.11%
5	21	0.59%
6	351	9.86%
7	1822	51.19%
8	1251	35.15%
9	107	3.01%
10	3	0.08%
11	0	0.00%
12	0	0.00%
13	0	0.00%
3559		



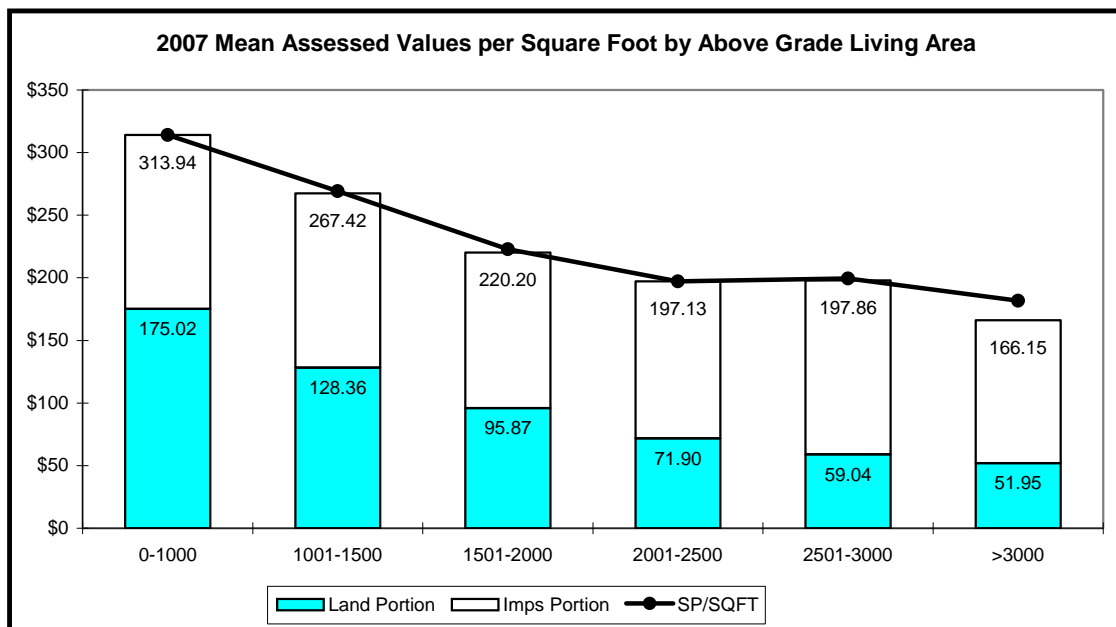
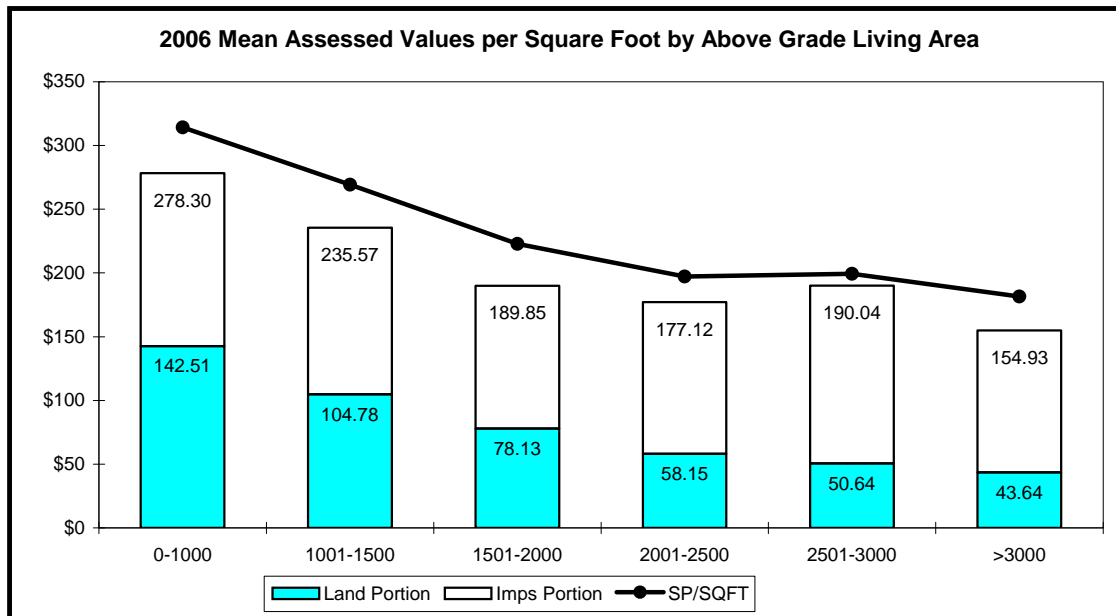
The sales sample frequency distribution follows the population distribution fairly close with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## ***Comparison of 2006 and 2007 Per Square Foot Values by Year Built or Year Renovated***



These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

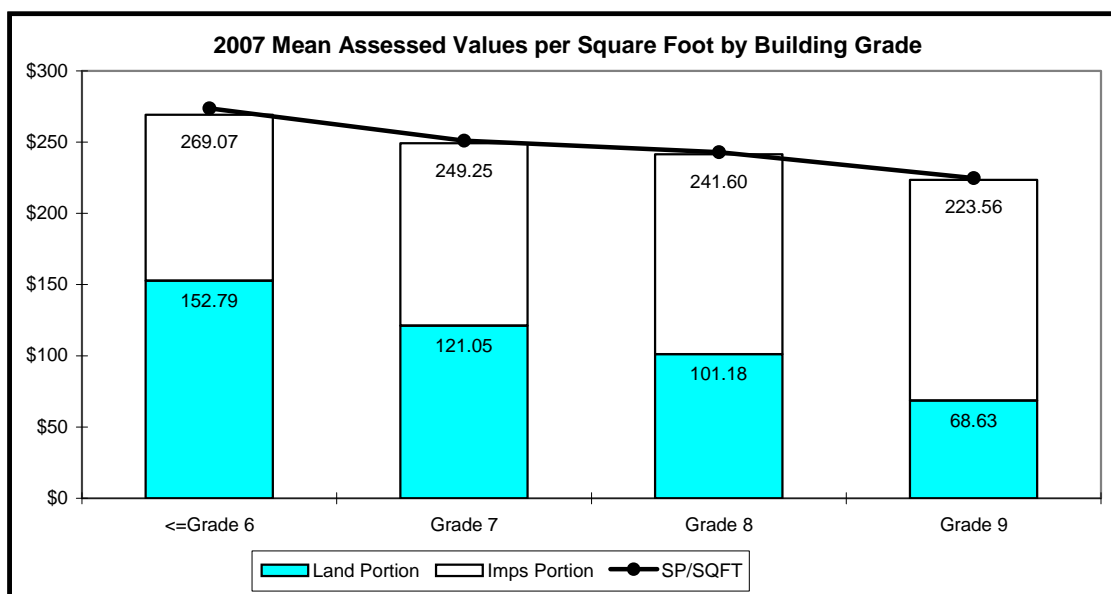
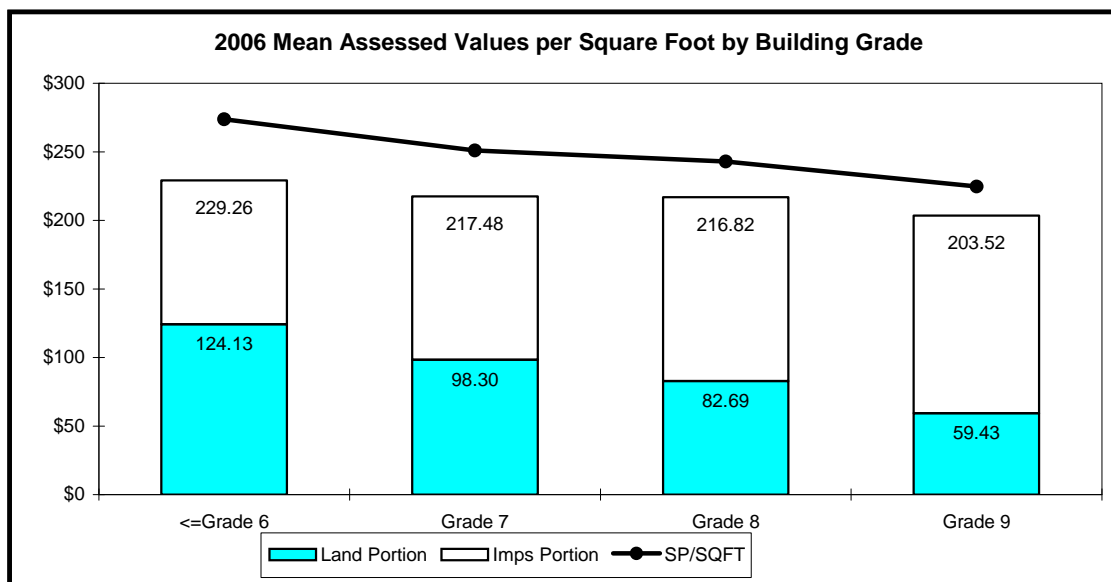
## **Comparison of 2006 and 2007 Per Square Foot Values by Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There are only 4 sales of homes with more than 3000 SF of AGLA.

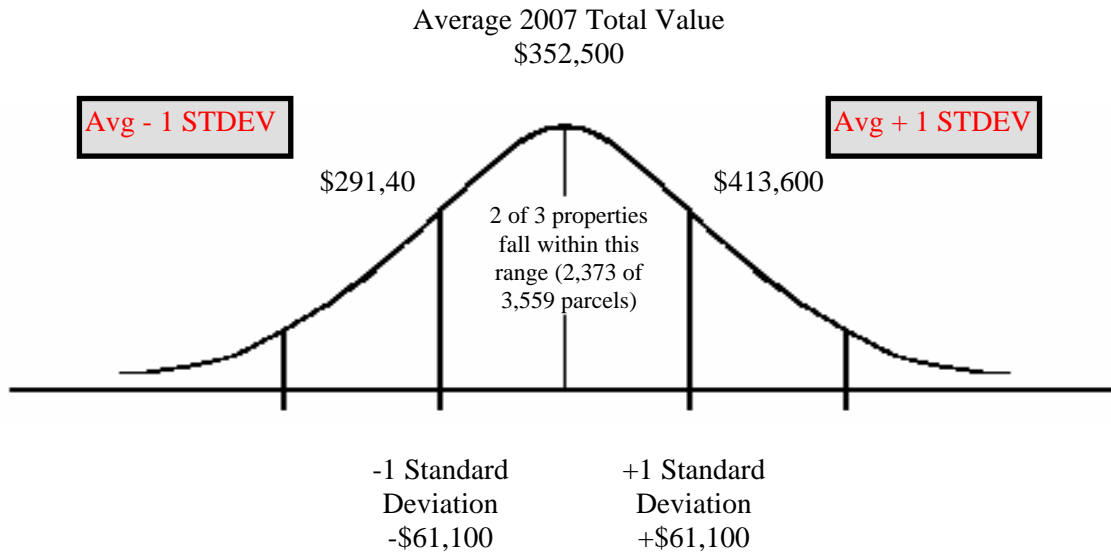


## ***Comparison of 2006 and 2007 Per Square Foot Values by Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There is only 1 sale of a home with less than grade 6; and there are no sales of homes greater than grade 9.

### ***Population Summary***

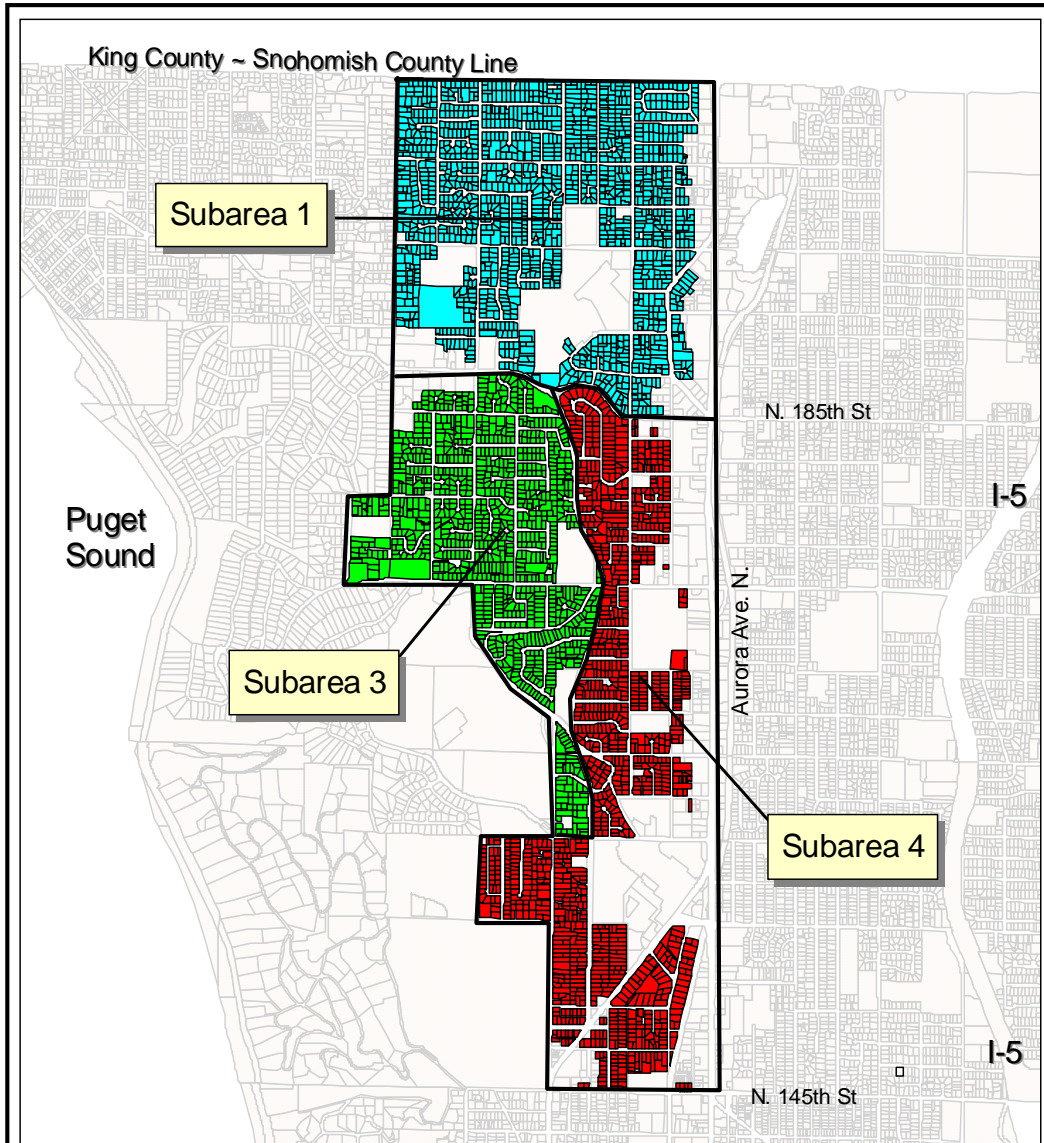


The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2006 or 2007 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## Area Map

### AREA 2



## Area 2 Subareas

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



0 0.1 0.2 0.3 0.4 Miles

Department of Assessments



## **Analysis Process**

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2004 to 12/2006 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area Name: WEST CENTRAL SHORELINE

### **Boundaries:**

The southern boundary of this area is the City Limits of Seattle at North 145<sup>th</sup> Street. The eastern boundary is Aurora Avenue North. The northern boundary is the Snohomish/King County line at North 205<sup>th</sup> Street. The western boundary is 8<sup>th</sup> Avenue NW, Carlyle Hill Road, and Greenwood Avenue North (The Highlands, Innis Arden and Richmond Highlands border the area to the west.).

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 2 is located north of the Seattle City limit boundary in the City of Shoreline. This area consist primarily platted parcels with a predominance of grade 7 through 8 improvements. The majority of the homes were built between 1950 and 1970 with an increase in the number of new improvements built since 2000, resulting from segregations of the larger lots. Values range from \$173,000 to \$1,026,000. The total population for this area is 3,692 parcels of which 3,559 are improved with single family residences; 44 are improved with mobile homes, accessories, multiple buildings, or single family residences with 2006 or 2007 improvement values less than \$20,000; and 89 are vacant.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2007 recommended values. This study benchmarks the current assessment level using 2006 posted values. The study was also repeated after application of the 2007 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 14.72% to 12.31%.

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/2004 to 12/2006 were given primary consideration for valuing land. An adequate number of land sales from the area enabled the analysis team to determine benchmark land values for typical size lots. Land sales from adjoining areas were also looked at and confirmed the value conclusions.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the

“Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

There are 3,692 parcels in area 2 of which 89 are vacant. All vacant land sales from 1/2004 through 12/2006 were verified when possible. A land model was developed using vacant sales and an allocation study of the improved sales. The land model was applied to all parcels.

Zoning in this area is primarily residential. The bordering parcels along Aurora Ave North are primarily commercial zoning with a variety of businesses and apartments; there are a few businesses and apartment buildings on Richmond Beach Road.

Attention was given to deviations from the typical building site, such as easements, topography, traffic noise, and other nuisances such as proximity to commercial. A very small percentage of the parcels were coded with views, primarily territorial and mountain. The few sales that had views were analyzed and additional value added. View adjustments were made only for Puget Sound views which were determined in part by view premiums from area 1, which is located adjacent to area 2 to the west. There are 10 parcels in the population that are coded for Puget Sound View. Territorial views were analyzed and no additional value was considered to have been contributed by the views

### ***Neighborhoods***

There are five (5) neighborhoods in area 2.

Neighborhood 1; is located in subarea 3. NH1 is located along the east border of subarea 3 and extends west to 1<sup>st</sup> Avenue NW. NH1 has smaller parcels than the rest of subarea 3 and is predominantly grade 7 homes.

Neighborhood 2; is located in subarea 3. NH2 borders NH1 on the east and is bordered on the west by 3<sup>rd</sup> Avenue NW. NH2 is predominantly grade 7 and 8 homes.

Neighborhood 3; is located in subarea 1. NH3 is bordered by Greenwood Avenue N. on the west, the King/Snohomish County line on the north, Aurora Avenue/Linden Avenue on the east, and Richmond Beach Road on the south. NH3 is the east portion of subarea 1 and has the lowest predominant values in subarea 3.

Neighborhood 4; is located in subareas 1 and 4. NH4 is the area abutting and adjacent to Aurora Avenue N. to the east, and Linden Avenue to the west. NH4 runs the entire length, north/south of area 2. NH4 is predominantly impacted by commercial nuisance.

Neighborhood 5; is located in subarea 1. NH5 is bordered by 8th Avenue NW on the west, NW 201<sup>st</sup> Street on the north, 3<sup>rd</sup> Avenue NW on the east, and NW 195<sup>th</sup> on the south. The predominant characteristics that identify NH5 are underground electrical wiring and curbs/sidewalks, both of which are not common in area 2.

Neighborhood boundary descriptions are general descriptions; please see the neighborhood map in this report for boundary lines.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## Land Value Model Calibration

### Area 2 Base Land

<b>Subarea 1</b>	Base Land / Minimum Site Value	\$160,000
	Neighborhood 3	\$155,000
	Neighborhood 4	\$150,000
	Neighborhood 5	\$165,000
<b>Subarea 3</b>	Base Land / Minimum Site Value	\$165,000
	Neighborhood 1	\$160,000
	Neighborhood 2	\$155,000
<b>Subarea 4</b>	Base Land / Minimum Site Value	\$155,000
	Neighborhood 4	\$150,000
{Plus}	\$SF for lot size > 8000 SF and <= 16000 SF	\$6
{Plus}	\$SF for remainder over 16000 SF	\$3
{Minus}	\$SF for SF less than 5000 SF	-\$10

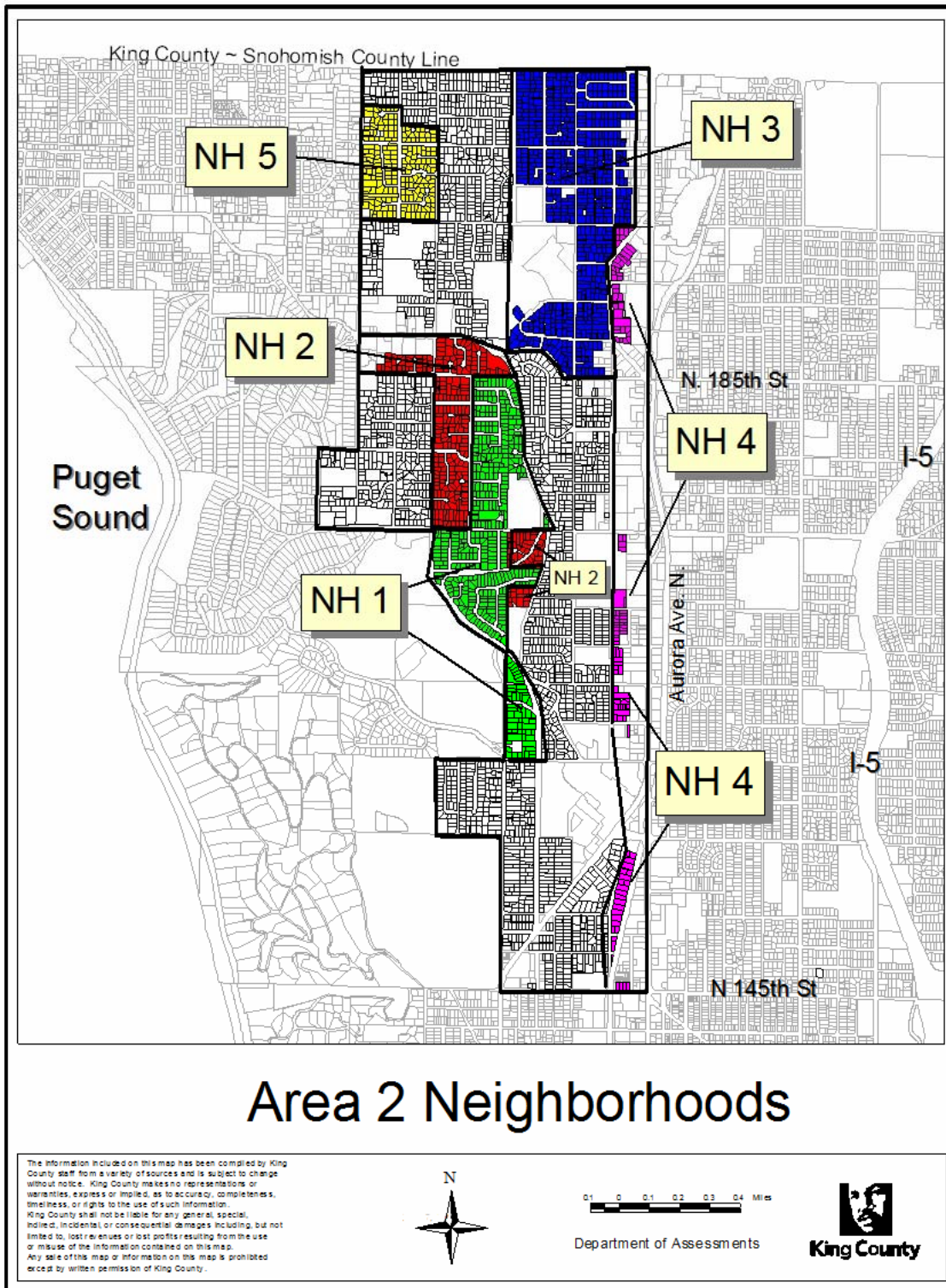
### Adjustments\*

Fair Puget Sound View	+25000
Average Puget Sound View	+50000
Good Puget Sound View	+75000
Excellent Puget Sound View	+100000
Traffic (Moderate)	-8000
Traffic (High)	-15000
Traffic (Extreme)	-25000
Topography	-8000
Other Nuisance/Impacts	-8000
Flag lot (if it impacts lot utility)	-5000
Access Easement (through property if it impacts utility)	-5000
Large Access Easement	-10000

\*Topography adjustments can range up to 50% in extreme cases. Non standard or extremely impacted or non-buildable lots can receive adjustments outside the schedule (plus or minus) and were noted.



## Neighborhood Map



***Vacant Sales Used In This Physical Inspection Analysis  
Area 2***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water - front</b>
1	012603	9680	7/20/05	185000	7246	No	No
1	012603	9680	3/15/05	125000	7246	No	No
1	012603	9681	9/26/06	165000	7200	No	No
1	222790	0042	6/30/05	130000	3932	No	No
1	264430	0068	12/2/05	215000	10298	No	No
1	750750	0087	10/26/04	187500	10960	No	No
3	329370	0420	9/4/04	120000	7200	No	No
3	619070	1480	11/21/05	225000	33500	No	No
3	619070	1480	7/20/06	300000	33500	No	No
4	329920	0076	6/9/04	125000	10200	No	No
4	619070	0105	3/3/05	130000	7348	No	No
4	619070	0107	4/17/06	220500	24180	No	No
4	671310	0041	9/23/05	180000	9050	No	No
4	937230	0041	2/26/04	117000	3353	No	No
4	951110	0072	9/23/05	180000	7770	No	No
4	951110	0072	6/9/05	100000	7770	No	No

***Vacant Sales Removed From This Physical Inspection Analysis  
Area 2***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	914110	0190	6/16/05	410000	TEAR DOWN; SEGREGATION AND/OR MERGER

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2004 to 12/2006 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

A multiplicative model was chosen; primarily a cost based model but including several location and improvement characteristics. Continuous variables include: base land value, total reconstruction cost new less depreciation (RCNLD), and improvement age (year 2008 minus year built or renovated). Discrete variables (yes/no) include: homes built/renovated before 1940, homes built/renovated after 2000, homes with grade higher than 8, homes in good condition, and homes in very good condition.

Three location variables proved to be significant; properties located subarea 3, and properties located in neighborhoods 3 and 5 (which are located in subarea 1).

There are 14 parcels in area 2 with a mobile home as the primary residence. Only 1 good sale was noted and deemed insufficient to develop a model. Therefore the mobile homes were valued at cost.

The improved parcel total value models are included later in this report.

## ***Improved Parcel Total Value Model Calibration***

### **Estimated Market Value (EMV) Equation Multiplicative Model – Solved Additively For Area 2**

$$R^2=0.646$$

#### **EMV FORMULA**

EMV =Exp [3.57258100 (constant)

- If in Subarea 3, the LN(10)	*	0.01506541
- If in Neighborhood 3, the LN(10)	*	0.01763649
+ If in Neighborhood 5, the LN(10)	*	0.03136340
+ IF Year Built / Ren < 1940, the LN(10)	*	0.04229526
+ LN(BaseLand /1000)	*	0.13746970
+ LN(Total RCNLD/1000)	*	0.36945710
- LN(AGE+1)	*	0.05730458
- If Year Built / Ren > 2000, the LN(10)	*	0.02401519
+ If Grade >8, the LN(10)	*	0.05604391
+ If in Good Condition, the LN(10)	*	0.01297362
+ If in Very Good Condition, the LN(10)	*	0.04846921] * 1000

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 1000 square feet

#### ***Supplemental Valuation Models***

- Parcels with more than one home (multiple improvements) were valued at BaseLand value plus EMV on the first building and RCNLD on the second building.
- Appraisers were given the option to use RCNLD in place of EMV on properties that have homes in less than average condition, homes that are grade 5 or less, or parcels with a grade less than 7 that have less than 1000 sf of total living area.
- Parcels with homes that are higher than grade 9 and over 4,000 sf of living area were valued at BaseLand plus (Imp) EMV\*1.14.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used In This Physical Inspection Analysis  
Area 2**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	062604	9067	1/20/05	198000	640	0	6	1946	3	8857	No	No	320 N 200TH ST
1	728390	0591	3/30/05	251690	740	0	6	1949	3	11043	No	No	903 N 195TH ST
1	222890	0142	10/8/04	240000	820	0	6	1953	3	8700	No	No	19521 LINDEN AVE N
1	728390	0071	5/6/04	202000	850	0	6	1927	4	7788	No	No	18840 FREMONT AVE N
1	222790	0063	7/17/06	286000	860	0	6	1920	4	7020	No	No	920 N 198TH ST
1	859890	0140	2/18/05	225000	900	0	6	1947	3	7200	No	No	233 NW 203RD ST
1	264430	0059	8/30/05	229950	940	0	6	1948	3	7110	No	No	20115 FREMONT AVE N
1	728390	0600	6/20/05	260000	960	0	6	1947	2	12064	No	No	919 N 195TH ST
1	222890	0190	12/27/04	239000	960	0	6	1979	3	7700	No	No	19707 N PARK AVE N
1	728390	0123	10/6/06	339000	990	0	6	1939	4	8197	No	No	716 N 193RD ST
1	264490	0105	7/22/05	245000	990	0	6	1946	3	8820	No	No	20214 GREENWOOD AVE N
1	222890	0270	4/13/06	273500	1010	0	6	1944	4	6000	No	No	19515 EVANSTON AVE N
1	264490	0180	3/15/06	310000	1100	0	6	1967	3	9750	No	No	139 N 203RD ST
1	264490	0156	4/29/04	270000	1220	180	6	1952	4	10923	No	No	20313 GREENWOOD AVE N
1	222890	0070	5/23/05	382500	1240	500	6	1948	4	7300	No	No	19516 LINDEN AVE N
1	264430	0012	5/12/05	266000	1310	0	6	1951	4	10125	No	No	20353 FREMONT AVE N
1	530610	0065	9/27/05	293500	1370	0	6	1946	4	10336	No	No	902 N 200TH ST
1	728710	0063	10/17/06	289900	790	120	7	1948	3	7746	No	No	18845 FREMONT AVE N
1	728710	0061	1/9/04	212500	800	0	7	1954	3	6000	No	No	18833 FREMONT AVE N
1	222890	0260	10/30/06	312000	820	820	7	1932	3	7313	No	No	518 N 195TH ST
1	750750	0007	12/27/05	253000	840	0	7	1954	3	8220	No	No	19353 GREENWOOD AVE N
1	264490	0149	4/17/06	325000	860	790	7	1978	3	7311	No	No	20319 GREENWOOD AVE N
1	289010	0020	7/25/05	260000	910	0	7	1954	3	6200	No	No	19539 1ST AVE NW
1	728390	0092	3/2/04	211250	930	0	7	1950	3	5070	No	No	712 N 190TH ST
1	728430	0025	2/9/06	260000	940	220	7	1955	3	7404	No	No	920 N 188TH ST
1	264550	0013	6/16/06	350000	970	510	7	1963	3	7284	No	No	620 N 202ND ST
1	728390	0080	7/26/05	355000	990	990	7	1951	4	10142	No	No	715 N 190TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 2**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	222890	0170	3/2/05	265500	990	790	7	1934	3	8683	No	No	19522 FREMONT AVE N
1	222890	0170	5/25/06	325000	990	790	7	1934	3	8683	No	No	19522 FREMONT AVE N
1	289010	0045	9/11/06	310000	1030	0	7	1954	3	6200	No	No	19509 1ST AVE NW
1	925090	0105	5/24/04	316500	1100	920	7	1962	3	11400	No	No	739 N 200TH ST
1	222890	0241	6/9/05	350000	1100	510	7	1978	3	7140	No	No	19520 EVANSTON AVE N
1	264430	0015	9/11/06	400000	1110	1000	7	1960	4	7392	No	No	626 N 203RD LN
1	536170	0015	10/20/05	298500	1120	0	7	1958	3	7080	No	No	19809 LINDEN AVE N
1	728710	0039	6/29/05	359950	1140	400	7	1980	4	9270	No	No	515 N 188TH ST
1	530610	0240	9/16/05	322300	1140	0	7	1953	3	10200	No	No	20118 FREMONT AVE N
1	264430	0050	2/9/04	209500	1140	0	7	1951	3	8231	No	No	20203 FREMONT AVE N
1	264430	0050	4/7/05	247000	1140	0	7	1951	3	8231	No	No	20203 FREMONT AVE N
1	222890	0172	5/25/05	335000	1140	740	7	1974	3	7505	No	No	19520 FREMONT AVE N
1	279750	0095	9/26/05	376000	1170	800	7	1955	3	6840	No	No	118 N 193RD ST
1	279750	0055	9/15/06	392000	1170	830	7	1955	3	7350	No	No	19342 1ST AVE NW
1	222890	0196	3/2/06	335000	1170	590	7	1959	3	8190	No	No	715 N 198TH ST
1	052050	0010	2/23/05	297450	1170	300	7	1956	4	7360	No	No	20310 5TH AVE NW
1	925090	0108	8/10/04	305000	1190	620	7	1966	3	8340	No	No	19905 N PARK AVE N
1	925090	0004	7/21/05	326500	1200	710	7	1963	3	7392	No	No	331 N 200TH ST
1	750750	0015	11/7/06	300000	1200	330	7	1957	3	8303	No	No	19322 PALATINE AVE N
1	338090	0065	4/18/06	370000	1200	0	7	1954	4	8850	No	No	19116 3RD AVE NW
1	816510	0005	11/12/04	335000	1210	350	7	1953	4	10028	No	No	20324 8TH AVE NW
1	289010	0030	11/29/04	259000	1220	0	7	1954	3	6200	No	No	19527 1ST AVE NW
1	222890	0198	10/1/04	291000	1220	590	7	1959	3	7245	No	No	19556 FREMONT AVE N
1	750750	0028	12/16/04	300000	1230	520	7	1957	3	6714	No	No	19302 PALATINE AVE N
1	572150	0075	8/15/06	410000	1250	640	7	1954	3	12166	No	No	327 NW 189TH ST
1	052070	0010	3/22/06	411500	1250	630	7	1959	3	9450	No	No	230 NW 201ST ST
1	925090	0007	4/20/04	\$240,000	1260	0	7	1965	3	10685	No	No	19911 DAYTON AVE N
1	925090	0063	4/26/06	320000	1260	0	7	1954	3	7528	No	No	527 N 200TH ST
1	530610	0105	8/4/06	344950	1260	0	7	1974	3	10200	No	No	20010 FREMONT AVE N
1	012603	9480	4/26/04	286000	1260	600	7	1964	3	11952	No	No	19125 3RD AVE NW



**Improved Sales Used In This Physical Inspection Analysis  
Area 2**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	264430	0035	9/29/04	234900	1270	0	7	1953	3	6578	No	No	20219 FREMONT AVE N
1	925090	0100	8/23/06	395000	1290	0	7	1942	4	5636	No	No	19900 FREMONT AVE N
1	264490	0109	6/15/05	349950	1290	900	7	1979	3	7500	No	No	20220 GREENWOOD AVE N
1	530610	0265	9/8/05	323950	1300	0	7	1976	3	10336	No	No	743 N 202ND ST
1	264550	0041	6/15/04	262000	1300	0	7	1991	3	8641	No	No	20014 DAYTON AVE N
1	816510	0070	3/30/05	319800	1320	680	7	1963	3	9112	No	No	319 NW 205TH ST
1	728710	0015	8/16/05	299950	1320	0	7	1954	3	13341	No	No	18539 FREMONT AVE N
1	338090	0060	4/3/06	337000	1330	0	7	1953	3	8850	No	No	19124 3RD AVE NW
1	311290	0080	8/8/05	297000	1330	0	7	1955	3	7930	No	No	111 NW 198TH ST
1	222890	0175	5/5/04	369950	1330	950	7	2000	3	10126	No	No	19517 N PARK AVE N
1	572150	0070	10/1/05	339950	1340	0	7	1998	3	10175	No	No	335 NW 189TH ST
1	116310	0005	6/2/04	255000	1340	0	7	1955	3	9000	No	No	130 NW 189TH ST
1	859890	0083	5/31/05	400000	1350	910	7	1998	3	6131	No	No	116 NW 203RD ST
1	728390	0013	5/24/04	221500	1350	0	7	1954	3	7214	No	No	704 N 185TH ST
1	925090	0090	1/5/05	295000	1370	200	7	1966	3	7200	No	No	731 N 200TH ST
1	799230	0085	7/28/06	318000	1370	0	7	1954	3	10138	No	No	19556 2ND AVE NW
1	052050	0130	5/7/04	269500	1370	0	7	1956	3	7700	No	No	335 NW 202ND ST
1	728710	0150	5/2/06	325000	1380	0	7	1984	3	7274	No	No	305 N 188TH ST
1	222890	0240	2/8/06	297000	1380	0	7	1951	3	7034	No	No	19515 FREMONT AVE N
1	311310	0030	8/27/04	374500	1400	1400	7	1959	5	14508	No	No	19606 1ST AVE NW
1	311310	0030	6/28/05	412000	1400	1400	7	1959	5	14508	No	No	19606 1ST AVE NW
1	264430	0021	1/16/06	375000	1400	400	7	1960	3	7680	No	No	631 N 203RD LN
1	750750	0101	4/1/05	395000	1410	280	7	1956	3	12000	No	No	19301 2ND AVE NW
1	012603	9493	3/15/04	310000	1410	990	7	1966	3	9750	No	No	143 N 200TH ST
1	530610	0145	12/15/04	272000	1420	0	7	1967	3	10260	No	No	755 N 201ST ST
1	052070	0065	10/20/05	415000	1420	900	7	1962	3	9570	No	No	124 N 201ST ST
1	925090	0091	12/15/04	338500	1430	400	7	1966	3	10032	No	No	19906 N PARK AVE N
1	859890	0085	4/29/04	276000	1440	0	7	1955	4	13067	No	No	106 N 203RD ST
1	750750	0070	8/29/04	277000	1440	0	7	1954	3	7280	No	No	19318 2ND AVE NW
1	750750	0075	1/13/06	307000	1440	0	7	1954	3	8244	No	No	19304 2ND AVE NW

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Area 2**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	572150	0090	5/8/06	340000	1440	0	7	1954	3	6649	No	No	309 NW 189TH ST
1	311290	0120	8/23/06	389000	1440	0	7	1955	3	9100	No	No	221 NW 198TH ST
1	925090	0045	2/25/05	350000	1450	1050	7	1996	3	6592	No	No	19801 FREMONT AVE N
1	536170	0020	9/19/06	349777	1450	0	7	1961	3	7316	No	No	758 N 198TH ST
1	925090	0107	3/19/04	284000	1500	270	7	1966	3	8340	No	No	19919 N PARK AVE N
1	728390	0201	3/9/04	240000	1500	0	7	1952	3	10954	No	No	19211 FIRLANDS WAY N
1	728390	0090	11/24/04	298950	1510	90	7	1929	4	9600	No	No	704 N 190TH ST
1	052050	0090	2/10/06	362800	1510	0	7	1957	4	7597	No	No	328 NW 202ND ST
1	222890	0090	11/16/04	240000	1520	0	7	1954	3	13082	No	No	915 N 198TH ST
1	222890	0090	8/2/05	284900	1520	0	7	1954	3	13082	No	No	915 N 198TH ST
1	264490	0110	11/13/06	399950	1530	0	7	1978	4	10300	No	No	20224 GREENWOOD AVE N
1	264430	0045	9/15/06	343000	1530	0	7	1954	3	8182	No	No	20209 FREMONT AVE N
1	052070	0160	8/11/06	400000	1530	0	7	1959	3	8400	No	No	20011 PALATINE AVE N
1	311310	0015	8/20/04	277500	1540	0	7	1955	3	14310	No	No	19626 1ST AVE NW
1	264490	0151	11/12/04	269000	1550	0	7	1967	3	7147	No	No	140 N 203RD ST
1	859890	0185	2/9/04	270000	1560	0	7	1950	4	9270	No	No	115 N 203RD ST
1	052050	0055	9/24/06	434356	1560	0	7	1957	3	7597	No	No	327 NW 203RD ST
1	530610	0055	10/27/04	339950	1590	0	7	2003	3	3551	No	No	914 N 200TH ST
1	925090	0102	2/10/04	345000	1620	400	7	1966	4	9097	No	No	19931 N PARK AVE N
1	728390	0014	8/10/05	325200	1630	420	7	1947	3	9800	No	No	726 N 185TH ST
1	012603	9637	6/10/04	308000	1650	0	7	1945	3	11474	No	No	19522 8TH AVE NW
1	012603	9308	4/24/06	369777	1670	0	7	1971	3	9600	No	No	210 N 195TH ST
1	264550	0065	7/10/06	374900	1680	0	7	1971	3	7203	No	No	20121 DAYTON AVE N
1	750750	0086	9/21/06	414000	1690	0	7	1958	3	10960	No	No	19358 3RD AVE NW
1	012603	9229	8/16/05	289000	1730	0	7	1948	3	5603	No	No	137 N 200TH ST
1	012603	9109	5/16/05	350000	1760	0	7	1992	3	5958	No	No	19129 3RD AVE NW
1	052050	0015	9/6/05	420050	1790	0	7	1956	5	8050	No	No	20322 5TH AVE NW
1	052050	0015	10/25/06	459950	1790	0	7	1956	5	8050	No	No	20322 5TH AVE NW
1	728390	0038	2/17/05	359000	1800	200	7	1984	3	7474	No	No	707 N 188TH ST
1	925090	0099	8/31/06	400000	1820	0	7	1984	4	9585	No	No	19911 LINDEN AVE N

**Improved Sales Used In This Physical Inspection Analysis  
Area 2**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	012603	9105	7/21/05	366500	1830	0	7	1953	4	10027	No	No	619 NW 195TH ST
1	222890	0095	10/27/04	335000	1840	0	7	1994	3	8955	No	No	19701 WHITMAN AVE N
1	012603	9252	6/23/05	334250	1840	0	7	1950	3	11367	No	No	18820 1ST AVE NW
1	728390	0043	5/27/05	405000	1900	0	7	1963	3	7600	No	No	706 N 188TH ST
1	264430	0005	9/28/06	415000	1900	0	7	1988	3	9075	No	No	20359 FREMONT AVE N
1	052050	0030	6/6/04	368000	1900	0	7	1956	5	7854	No	No	404 NW 203RD ST
1	052050	0030	1/21/05	376000	1900	0	7	1956	5	7854	No	No	404 NW 203RD ST
1	264490	0035	2/24/04	264950	1950	0	7	1961	3	7740	No	No	20316 DAYTON AVE N
1	222890	0100	12/21/06	375000	2010	0	7	1950	3	13860	No	No	19712 LINDEN AVE N
1	925090	0129	8/3/04	258500	2200	0	7	1958	3	7735	No	No	19804 FREMONT AVE N
1	728710	0021	5/30/06	450000	2260	0	7	1999	3	6777	No	No	639 N 185TH ST
1	264490	0055	2/23/06	355000	2310	0	7	1946	5	12180	No	No	20419 DAYTON AVE N
1	264550	0084	1/9/04	418000	2420	0	7	2003	3	5001	No	No	20011 DAYTON AVE N
1	255840	0020	2/22/04	343000	1130	770	8	1979	3	7535	No	No	19214 FIRLANDS WAY N
1	330300	0100	3/14/05	291000	1150	580	8	1966	3	7019	No	No	19811 3RD AVE NW
1	269700	0050	3/9/04	283000	1190	1120	8	1961	3	9159	No	No	516 N 197TH CT
1	729270	0040	11/6/06	375000	1220	380	8	1910	4	8030	No	No	215 NW 196TH PL
1	012603	9622	9/15/05	372589	1220	860	8	1982	3	7210	No	No	110 N 195TH CT
1	021770	0190	3/15/05	307168	1250	650	8	1959	3	12524	No	No	20207 WHITMAN AVE N
1	021770	0010	6/7/04	321000	1250	650	8	1959	3	9396	No	No	704 N 203RD PL
1	021770	0350	4/4/06	410000	1250	650	8	1959	3	10200	No	No	755 N 204TH ST
1	166100	0070	5/25/04	339000	1260	550	8	1972	3	9200	No	No	19901 2ND AVE NW
1	729270	0035	3/21/05	319500	1270	580	8	1959	3	9523	No	No	219 NW 196TH PL
1	857590	0010	6/8/04	355000	1280	600	8	1968	3	7571	No	No	19829 PALATINE AVE N
1	379240	0130	6/27/05	389950	1280	620	8	1967	3	7452	No	No	511 NW 201ST CT
1	379240	0130	6/12/06	465000	1280	620	8	1967	3	7452	No	No	511 NW 201ST CT
1	021770	0021	8/23/04	322500	1300	420	8	1959	3	11098	No	No	20361 N PARK AVE N
1	012603	9563	6/1/04	344000	1300	720	8	1969	3	9086	No	No	524 NW 203RD PL
1	925090	0019	4/27/04	319950	1320	500	8	1977	3	8208	No	No	19818 GREENWOOD AVE N
1	264430	0060	5/2/05	361500	1320	600	8	1964	3	8923	No	No	628 N 201ST LN

**Improved Sales Used In This Physical Inspection Analysis  
Area 2**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	052090	0010	12/6/05	337000	1320	670	8	1959	3	9717	No	No	20025 2ND AVE NW
1	012603	9623	1/13/06	435000	1330	800	8	1982	3	7203	No	No	109 N 195TH CT
1	500950	0070	2/8/05	392500	1350	650	8	1965	3	8654	No	No	19815 GREENWOOD PL N
1	330300	0010	10/25/04	356000	1350	720	8	1965	3	8699	No	No	19810 5TH AVE NW
1	166100	0050	11/7/06	455000	1350	680	8	1972	3	8460	No	No	19907 2ND AVE NW
1	052090	0040	3/17/06	350000	1350	690	8	1959	3	9570	No	No	118 NW 200TH ST
1	728710	0100	8/23/04	377000	1360	1360	8	1966	3	9063	No	No	411 N 190TH ST
1	728710	0100	4/26/06	480000	1360	1360	8	1966	3	9063	No	No	411 N 190TH ST
1	330320	0020	6/17/05	392500	1370	550	8	1967	3	7353	No	No	20020 5TH AVE NW
1	728390	0548	10/3/05	376000	1380	990	8	1978	3	7596	No	No	19217 WHITMAN AVE N
1	728710	0102	11/7/05	405000	1390	1350	8	1966	3	8100	No	No	302 N 188TH ST
1	025800	0040	7/12/05	430000	1390	620	8	1961	3	8960	No	No	500 NW 200TH ST
1	925090	0064	8/25/05	392850	1400	1130	8	1954	3	8062	No	No	19923 FREMONT AVE N
1	330320	0090	1/5/05	405000	1400	650	8	1968	3	10326	No	No	321 NW 201ST PL
1	052090	0020	11/22/06	385000	1410	0	8	1960	3	12204	No	No	20017 2ND AVE NW
1	728710	0106	11/1/05	436500	1420	750	8	2005	3	7997	No	No	310 N 188TH ST
1	925090	0120	8/9/04	275000	1450	0	8	1951	3	8129	No	No	19828 FREMONT AVE N
1	012603	9267	4/8/05	469000	1460	1460	8	1953	4	13500	No	No	114 N 200TH ST
1	012603	9613	7/25/06	431000	1510	870	8	1980	3	7260	No	No	19814 8TH AVE NW
1	728390	0111	3/10/04	250000	1530	0	8	1950	3	7800	No	No	19054 FREMONT AVE N
1	052070	0100	10/11/05	410000	1530	0	8	1959	3	9180	No	No	217 NW 201ST ST
1	728410	0150	1/10/06	465000	1540	1130	8	1971	4	8556	No	No	526 NW 196TH PL
1	222890	0092	6/15/04	287500	1540	0	8	1954	3	9212	No	No	19614 LINDEN AVE N
1	500950	0220	3/12/04	347000	1550	610	8	1965	3	9052	No	No	19622 GREENWOOD PL N
1	379240	0150	2/13/06	412500	1560	0	8	1967	3	7298	No	No	20105 5TH AVE NW
1	737590	0030	8/29/05	422000	1590	0	8	1959	3	11340	No	No	502 NW 195TH ST
1	330090	0110	8/10/06	510000	1590	960	8	1977	3	7960	No	No	428 NW 196TH PL
1	021770	0390	4/21/05	321000	1610	0	8	1959	3	10200	No	No	778 N 203RD ST
1	021770	0230	12/21/05	370000	1610	0	8	1960	3	9600	No	No	753 N 203RD ST
1	021770	0410	11/8/06	399950	1610	0	8	1959	3	9840	No	No	762 N 203RD ST

**Improved Sales Used In This Physical Inspection Analysis  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	620270	0020	6/21/04	354000	1630	960	8	1966	3	8112	No	No	19755 6TH PL NW
1	728390	0133	12/4/06	447500	1640	510	8	1969	3	15625	No	No	720 N 193RD PL
1	330090	0090	3/22/04	392500	1680	990	8	1977	3	7548	No	No	416 NW 196TH PL
1	187600	0020	2/16/05	326000	1680	0	8	1961	3	8978	No	No	350 NW 201ST PL
1	768140	0040	3/24/05	499000	1700	1200	8	1950	5	10813	No	No	315 NW 193RD CT
1	021770	0440	2/11/04	408200	1700	1420	8	2003	3	10200	No	No	738 N 203RD ST
1	620270	0150	4/21/04	435000	1710	860	8	1965	3	8053	No	No	19718 6TH PL NW
1	012603	9506	7/21/04	395000	1780	530	8	1966	3	9360	No	No	219 NW 200TH ST
1	728390	0183	6/7/06	468000	1790	0	8	1999	3	5952	No	No	812 N 193RD CT
1	330090	0160	12/5/05	493000	1790	1000	8	1977	3	7777	No	No	417 NW 197TH ST
1	728390	0187	10/14/04	329500	1810	0	8	1999	3	6219	No	No	815 N 193RD CT
1	330310	0190	4/26/05	383950	1820	670	8	1966	3	7159	No	No	305 NW 200TH ST
1	012603	9526	3/9/05	460000	1820	1310	8	1966	3	9187	No	No	529 NW 201ST PL
1	012603	9533	5/17/04	360000	1840	1100	8	1968	3	7980	No	No	535 NW 203RD ST
1	021770	0300	4/21/04	370000	1910	360	8	1959	4	9744	No	No	705 N 203RD PL
1	330310	0075	11/1/05	453000	1920	0	8	1972	4	7598	No	No	334 NW 199TH ST
1	728390	0134	5/25/06	451000	1930	0	8	1969	3	8808	No	No	715 N 193RD PL
1	021770	0360	3/9/05	285000	1930	0	8	1959	3	9840	No	No	763 N 204TH ST
1	012603	9313	4/22/04	357950	1980	0	8	1954	3	11115	No	No	715 NW 192ND ST
1	012603	9406	4/14/04	399000	1980	0	8	1961	4	11745	No	No	360 NW 195TH ST
1	012603	9377	11/15/05	369000	2000	0	8	1958	3	8959	No	No	515 NW 195TH ST
1	925090	0128	10/24/06	440000	2030	0	8	2006	3	7680	No	No	730 N 198TH ST
1	012603	9639	8/3/04	349950	2040	0	8	1987	3	8820	No	No	20308 8TH AVE NW
1	737590	0008	11/11/04	399990	2080	0	8	2001	3	5040	No	No	636 NW 195TH ST
1	012603	9677	2/18/04	405000	2080	0	8	2003	3	8217	No	No	19117 3RD AVE NW
1	750750	0090	10/6/04	439950	2100	0	8	2004	3	7204	No	No	19330 3RD AVE NW
1	925090	0127	9/14/04	398950	2120	0	8	1999	3	5400	No	No	19832 FREMONT AVE N
1	264490	0033	7/19/04	389000	2130	0	8	1996	3	7777	No	No	622 N 203RD CT
1	859890	0075	8/7/06	460000	2140	0	8	1999	3	6533	No	No	126 N 203RD ST
1	530610	0275	10/20/05	413000	2140	0	8	1984	3	10336	No	No	757 N 202ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	338060	0100	4/12/04	425000	2140	0	8	2003	3	5103	No	No	19200 6TH PL NW
1	338060	0080	3/12/04	420000	2170	0	8	2003	3	5103	No	No	19208 6TH PL NW
1	750750	0093	9/15/04	451000	2200	0	8	2004	3	7201	No	No	19334 3RD AVE NW
1	728390	0025	10/25/05	500000	2200	0	8	2002	3	7200	No	No	18528 FREMONT AVE N
1	338060	0050	3/29/04	425000	2200	0	8	2003	3	5039	No	No	19220 6TH PL NW
1	338060	0050	6/20/06	535000	2200	0	8	2003	3	5039	No	No	19220 6TH PL NW
1	338060	0040	3/15/04	425000	2240	0	8	2003	3	5039	No	No	19224 6TH PL NW
1	222890	0195	12/20/05	490000	2240	0	8	2005	3	5402	No	No	723 N 198TH ST
1	222890	0194	12/20/05	499950	2240	0	8	2005	3	5004	No	No	725 N 198TH ST
1	012603	9655	4/6/06	448000	2250	0	8	1997	3	6210	No	No	510 NW 203RD ST
1	728390	0078	7/10/06	475500	2260	0	8	1997	3	5246	No	No	18836 FREMONT AVE N
1	925090	0111	6/20/05	421000	2270	0	8	1999	3	5654	No	No	19836 FREMONT AVE N
1	338060	0010	3/8/04	390000	2290	0	8	2003	3	5021	No	No	19202 7TH PL NW
1	338060	0020	3/30/04	408000	2290	0	8	2003	3	5031	No	No	19206 7TH PL NW
1	728390	0041	3/11/04	405000	2330	0	8	1996	3	6650	No	No	18810 FREMONT AVE N
1	264550	0085	4/10/06	434235	2330	0	8	1976	3	11262	No	No	20101 DAYTON AVE N
1	012603	9569	4/10/06	560000	2340	0	8	1973	3	16941	No	No	19114 8TH AVE NW
1	330300	0020	4/14/05	425000	2390	0	8	1965	3	7514	No	No	19806 5TH AVE NW
1	330090	0010	4/27/06	620000	3360	0	8	1977	3	7905	No	No	19606 4TH AVE NW
1	768140	0070	5/1/06	489000	1990	0	9	1989	3	7217	No	No	303 NW 193RD CT
1	012603	9296	2/23/06	480000	2270	0	9	2005	3	7299	No	No	503 NW 195TH ST
1	728710	0175	3/3/05	460000	2440	0	9	1992	3	7917	No	No	327 N 188TH ST
1	012603	9292	9/1/05	650000	2510	0	9	1952	4	22500	No	No	19014 8TH AVE NW
1	222890	0125	4/26/06	651000	2720	1040	9	2005	3	5015	No	No	19704 PARK AVE N
1	222890	0127	6/2/06	652000	2720	1040	9	2005	3	8406	No	No	19706 PARK AVE N
1	222890	0193	10/5/05	625000	2900	0	9	2005	3	7868	No	No	19715 PARK AVE N
1	012603	9680	8/11/06	657000	2980	0	9	2006	3	7246	No	No	18822 1ST AVE NW
1	750750	0087	9/15/06	745000	3090	0	9	2005	3	10960	No	No	19342 3RD AVE NW
3	631150	0025	5/17/05	275000	810	0	6	1952	4	7600	No	No	332 NW 182ND ST
3	728230	0070	8/22/06	289950	1000	0	6	1953	3	6500	No	No	131 N 184TH ST

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3	728290	0025	1/9/04	199900	1050	0	6	1954	3	6874	No	No	18305 DAYTON AVE N
3	672270	0010	9/17/05	307500	1050	0	6	1953	4	8385	No	No	631 NW 182ND ST
3	728230	0205	10/27/05	282000	1080	0	6	1953	4	7300	No	No	130 N 181ST ST
3	728230	0240	6/12/06	290000	1080	0	6	1953	4	8645	No	No	18118 PALATINE AVE N
3	672270	0020	8/25/04	274950	1200	0	6	1954	4	8386	No	No	617 NW 182ND ST
3	728230	0090	6/10/06	300000	1220	0	6	1953	3	7000	No	No	120 N 183RD ST
3	040510	0245	9/25/06	308500	1320	0	6	1954	4	7100	No	No	16819 PALATINE AVE N
3	064190	0060	6/27/06	377000	1360	290	6	1924	5	12227	No	No	17859 DAYTON AVE N
3	619070	0393	6/25/04	258500	990	0	7	1940	5	10269	No	No	647 NW 180TH ST
3	727930	0015	8/4/06	356000	1010	0	7	1951	4	9240	No	No	615 NW 185TH ST
3	040510	0260	5/1/06	343450	1030	370	7	1954	3	6300	No	No	112 N 168TH ST
3	025810	0030	12/15/05	339950	1060	0	7	1967	4	8742	No	No	18515 3RD PL NW
3	122603	9073	4/13/05	305000	1070	1000	7	1958	4	8307	No	No	113 NW 176TH PL
3	122603	9073	2/22/06	319900	1070	1000	7	1958	4	8307	No	No	113 NW 176TH PL
3	954010	0070	12/23/05	270100	1080	0	7	1953	3	9707	No	No	127 NW 183RD ST
3	329370	0540	9/23/05	360000	1090	1090	7	1949	4	10135	No	No	16014 GREENWOOD AVE N
3	040510	0070	7/28/05	370000	1090	700	7	1955	4	12611	No	No	124 N 171ST ST
3	310270	0155	1/22/04	265000	1100	400	7	1955	4	7700	No	No	17312 1ST AVE NW
3	310270	0120	1/14/05	297950	1100	260	7	1955	3	8258	No	No	103 N 175TH ST
3	310270	0190	2/7/05	309000	1100	810	7	1955	4	7938	No	No	125 NW 173RD ST
3	310270	0165	4/17/06	400000	1100	600	7	1955	5	14190	No	No	17300 1ST AVE NW
3	310270	0065	4/27/06	405000	1100	700	7	1956	3	8009	No	No	116 NW 173RD ST
3	310270	0160	5/22/06	410000	1100	720	7	1955	4	7700	No	No	17306 1ST AVE NW
3	040510	0305	4/26/04	272500	1110	250	7	1954	3	7020	No	No	253 N 171ST ST
3	728290	0015	6/14/05	301000	1120	240	7	1956	4	9450	No	No	18322 GREENWOOD AVE N
3	122603	9104	2/17/04	289000	1130	670	7	1959	3	12977	No	No	236 NW 176TH PL
3	122603	9107	7/20/05	307000	1130	490	7	1959	4	11123	No	No	212 NW 176TH PL
3	122603	9110	7/1/04	309000	1130	820	7	1959	4	11125	No	No	202 NW 176TH PL
3	122603	9090	8/16/05	328000	1170	640	7	1958	4	8073	No	No	225 NW 176TH PL
3	896330	0005	7/1/04	334900	1190	1100	7	1965	4	7900	No	No	104 N 177TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	671310	0019	3/28/05	288000	1200	800	7	1963	4	11806	No	No	18135 DAYTON AVE N
3	040510	0020	10/24/05	317000	1200	540	7	1956	4	8913	No	No	252 N 171ST ST
3	329370	0521	2/1/05	340000	1220	600	7	1980	3	8028	No	No	16058 GREENWOOD AVE N
3	269740	0030	10/12/04	348000	1220	680	7	1964	4	7216	No	No	623 NW 183RD ST
3	286770	0020	9/13/04	339950	1230	0	7	1956	4	11175	No	No	17215 PALATINE AVE N
3	122603	9142	2/7/06	370000	1240	310	7	1976	4	8725	No	No	405 N 180TH ST
3	040510	0175	8/3/05	355000	1240	600	7	1956	3	7800	No	No	137 N 168TH ST
3	728230	0085	5/20/04	250000	1250	0	7	1953	4	7000	No	No	126 N 183RD ST
3	728230	0085	7/12/06	379900	1250	0	7	1953	4	7000	No	No	126 N 183RD ST
3	619070	1292	7/10/06	385000	1250	620	7	1980	3	6243	No	No	17021 DAYTON AVE N
3	025810	0050	9/16/04	322950	1250	0	7	1967	4	10076	No	No	18531 3RD PL NW
3	750800	0025	3/16/06	360000	1280	1280	7	1963	4	7200	No	No	126 N 175TH ST
3	670100	0050	2/11/04	280000	1290	1250	7	1963	4	8136	No	No	18526 3RD PL NW
3	122603	9083	1/4/05	300000	1290	510	7	1958	4	7446	No	No	203 NW 176TH PL
3	750800	0030	9/29/06	379000	1300	1300	7	1963	4	7200	No	No	132 N 175TH ST
3	619070	0455	11/17/05	270000	1300	0	7	1942	3	7416	No	No	17609 6TH AVE NW
3	728310	0040	5/25/05	383000	1330	1300	7	1958	5	10800	No	No	18020 PALATINE AVE N
3	286770	0050	7/17/06	375000	1330	110	7	1956	4	7904	No	No	17304 PALATINE AVE N
3	727930	0067	12/31/04	362500	1340	920	7	1998	3	5744	No	No	18450 3RD PL NW
3	727930	0045	10/22/04	330000	1360	0	7	1942	4	14157	No	No	427 NW 185TH ST
3	329370	0420	3/13/06	439500	1400	700	7	2005	3	7200	No	No	344 N 160TH ST
3	728230	0010	11/17/05	320000	1520	0	7	1953	4	5200	No	No	108 N 184TH ST
3	619070	1293	5/3/04	365000	1530	500	7	1965	4	8584	No	No	17005 DAYTON AVE N
3	329370	0510	4/27/06	274000	1530	0	7	1947	3	14400	No	No	16072 GREENWOOD AVE N
3	950850	0025	1/20/06	343500	1590	0	7	1954	3	9579	No	No	18530 1ST AVE NW
3	122603	9124	3/30/06	340000	1610	180	7	1975	4	9714	No	No	18405 1ST AVE NW
3	122603	9124	6/29/06	360000	1610	180	7	1975	4	9714	No	No	18405 1ST AVE NW
3	122603	9059	5/25/05	425000	1610	0	7	1957	5	7200	No	No	150 NW 175TH ST
3	040510	0330	4/21/06	384950	1690	0	7	1954	5	6817	No	No	211 N 171ST ST
3	743750	0075	8/3/05	358000	1700	0	7	1955	4	10570	No	No	125 N 178TH ST



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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	727930	0060	4/27/05	331650	1750	0	7	1942	4	10792	No	No	325 NW 185TH ST
3	781890	0040	8/30/05	360000	1820	0	7	1967	4	7242	No	No	17713 1ST AVE NW
3	329370	0520	11/8/04	341950	1940	0	7	1948	4	19700	No	No	16056 GREENWOOD AVE N
3	329370	0428	8/25/06	360000	1950	0	7	1949	3	14317	No	No	16017 DAYTON AVE N
3	286770	0015	11/30/04	464950	2170	900	7	1956	5	11175	No	No	17221 PALATINE AVE N
3	329370	0491	5/14/04	306500	970	600	8	1955	4	8581	No	No	324 N GREENWOOD DR
3	619070	0456	5/24/05	366000	1020	800	8	1972	4	15400	No	No	635 NW 178TH PL
3	671310	0031	8/5/05	420000	1170	400	8	1980	4	7187	No	No	405 N 181ST CT
3	619070	1300	5/26/06	385000	1190	610	8	1968	4	7190	No	No	221 N 171ST ST
3	309580	0080	3/5/04	305000	1220	500	8	1965	4	9035	No	No	614 NW 182ND ST
3	750800	0010	1/26/06	384950	1230	600	8	1959	4	7200	No	No	108 N 175TH ST
3	122603	9071	1/26/04	323000	1230	570	8	1958	3	9402	No	No	158 NW 175TH ST
3	661950	0010	9/1/04	310000	1270	600	8	1978	4	7371	No	No	104 NW 181ST ST
3	122603	9125	8/24/04	330000	1280	700	8	1963	4	8708	No	No	18012 1ST AVE NW
3	670100	0060	10/21/04	334950	1290	680	8	1963	4	7572	No	No	18522 3RD PL NW
3	619070	0912	9/19/05	365400	1290	1000	8	1958	5	6800	No	No	17211 2ND AVE NW
3	309580	0090	9/23/05	420000	1290	0	8	1965	4	7400	No	No	18203 6TH AVE NW
3	122603	9092	6/22/06	388000	1290	1050	8	1958	4	8100	No	No	121 NW 177TH LN
3	558700	0090	7/5/06	397000	1320	600	8	1960	4	9880	No	No	217 NW 177TH ST
3	064180	0070	5/23/05	365000	1330	700	8	1978	4	8300	No	No	423 N 179TH PL
3	025920	0030	12/13/04	331000	1340	0	8	1963	4	11000	No	No	17831 5TH AVE NW
3	303800	0090	12/19/05	406000	1350	600	8	1959	4	7392	No	No	17724 3RD AVE NW
3	896330	0060	3/9/06	425000	1370	600	8	1960	4	13575	No	No	133 N 177TH ST
3	729000	0050	5/30/06	412000	1370	500	8	1964	3	7800	No	No	147 N 180TH PL
3	950870	0020	10/5/04	300000	1380	840	8	1954	3	7125	No	No	18547 1ST AVE NW
3	329370	0535	7/1/04	329500	1390	700	8	1951	4	7755	No	No	16024 GREENWOOD AVE N
3	064190	0010	4/13/05	326000	1390	720	8	1966	4	11060	No	No	420 N 180TH ST
3	661950	0050	12/17/04	335000	1400	710	8	1978	4	7387	No	No	140 NW 181ST ST
3	025900	0111	4/27/04	382000	1400	430	8	1960	3	7326	No	No	17913 2ND AVE NW
3	896330	0075	5/6/04	375000	1450	420	8	1961	4	8700	No	No	111 N 177TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	727930	0046	9/12/05	312000	1450	0	8	1948	2	18480	No	No	18300 6TH AVE NW
3	025900	0240	6/24/05	352950	1480	700	8	1961	3	7700	No	No	17925 3RD AVE NW
3	619070	1200	10/11/05	420000	1490	700	8	1990	4	7550	No	No	17222 GREENWOOD PL N
3	303850	0120	5/6/05	440000	1510	460	8	1961	5	8000	No	No	103 NW 171ST ST
3	025930	0050	2/9/04	365000	1510	1000	8	1962	4	7750	No	No	141 NW 181ST ST
3	303800	0140	9/15/04	345000	1590	700	8	1962	3	7392	No	No	17735 2ND AVE NW
3	056520	0030	11/16/05	380000	1630	0	8	1986	3	7211	No	No	242 N 172ND PL
3	950850	0045	8/7/06	429950	1650	0	8	1954	4	12934	No	No	18506 1ST AVE NW
3	303780	0020	4/27/04	372000	1650	0	8	1968	4	7169	No	No	309 NW 178TH ST
3	303800	0130	3/17/06	469900	1670	290	8	1967	4	7500	No	No	17725 2ND AVE NW
3	122603	9063	6/1/06	477300	1680	1100	8	1958	4	8100	No	No	17559 1ST AVE NW
3	303850	0050	10/18/04	350000	1690	850	8	1959	4	6800	No	No	140 NW 171ST ST
3	619070	0396	6/3/05	323000	1810	0	8	1942	4	15555	No	No	631 NW 180TH ST
3	619070	1484	5/31/06	407000	1830	1000	8	1957	4	8625	No	No	16525 CARLYLE HALL RD NW
3	950850	0085	9/12/06	425000	1840	0	8	1954	4	10515	No	No	18504 2ND AVE NW
3	286790	0015	12/2/05	440000	1860	900	8	1957	5	9313	No	No	17321 PALATINE AVE N
3	950810	0005	11/23/05	320000	1870	500	8	1954	3	13440	No	No	18556 3RD AVE NW
3	310270	0101	7/13/04	393000	1900	0	8	1999	3	5075	No	No	17355 1ST AVE NW
3	012603	9675	7/18/05	430000	1900	0	8	2001	4	7364	No	No	310 NW 185TH ST
3	727930	0040	2/9/05	475000	1920	1000	8	1962	5	10794	No	No	18340 6TH AVE NW
3	025910	0120	6/13/05	406000	2140	0	8	1964	5	9072	No	No	18025 4TH AVE NW
3	619070	0121	11/3/04	365950	2160	0	8	2000	3	5100	No	No	406 N 178TH ST
3	619070	0120	4/14/05	380000	2160	0	8	2000	4	6459	No	No	410 N 178TH ST
3	329370	0456	11/3/06	540000	2160	1280	8	1968	5	10400	No	No	16065 DAYTON AVE N
3	619070	1285	10/3/06	485000	2170	0	8	2001	3	8699	No	No	17029 DAYTON AVE N
3	926570	0035	5/4/06	475000	2290	0	8	1998	4	6930	No	No	315 NW 183RD ST
3	926570	0035	11/8/06	480500	2290	0	8	1998	4	6930	No	No	315 NW 183RD ST
3	619070	0601	3/14/05	370000	2320	0	8	1965	3	9661	No	No	831 NW 180TH ST
3	122603	9137	8/7/06	504400	2370	0	8	1967	5	6701	No	No	127 NW 177TH LN
3	619070	0389	6/16/04	459000	1720	700	9	1979	4	10080	No	No	17836 8TH AVE NW

**Improved Sales Used In This Physical Inspection Analysis  
Area 2**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	619070	0389	8/15/05	495000	1720	700	9	1979	4	10080	No	No	17836 8TH AVE NW
3	558700	0041	8/1/06	493000	1720	0	9	1960	5	9443	No	No	208 NW 177TH ST
3	619070	0398	12/13/05	601500	2210	0	9	1998	3	9123	No	No	645 NW 180TH ST
3	303780	0040	11/30/05	550000	2230	0	9	1968	4	7169	No	No	321 NW 178TH ST
3	286800	0055	3/14/06	405000	2230	570	9	1960	3	7700	No	No	343 NW 177TH ST
3	619070	0282	5/15/06	490000	2270	600	9	1959	4	8800	No	No	505 NW 175TH CT
3	619070	0425	8/25/05	490000	2350	1500	9	1977	4	16100	No	No	617 NW 178TH CT
3	894310	0010	8/24/04	465000	2370	0	9	2004	3	5569	No	No	615 NW 181ST CT
3	894310	0070	4/30/04	478000	2470	0	9	2004	3	5391	No	No	604 NW 180TH ST
3	894310	0070	1/20/06	572500	2470	0	9	2004	3	5391	No	No	604 NW 180TH ST
3	894310	0110	2/19/04	485000	2490	0	9	2003	3	5721	No	No	638 NW 181ST CT
3	894310	0090	4/27/04	478000	2580	0	9	2003	3	5391	No	No	614 NW 180TH ST
3	894310	0050	7/15/04	461000	2610	0	9	2003	3	5635	No	No	18009 6TH AVE NW
3	894310	0080	6/23/04	479000	2610	0	9	2004	3	5391	No	No	610 NW 180TH ST
3	894310	0060	3/2/04	455000	2620	0	9	2003	3	5637	No	No	18005 6TH AVE NW
3	728230	0017	10/13/05	591000	3260	840	9	1998	3	8450	No	No	215 N 185TH ST
4	282710	0110	5/25/05	215000	900	0	5	1948	4	5375	No	No	901 N 148TH ST
4	937170	0172	4/25/06	319500	740	0	6	1952	5	8187	No	No	16720 FREMONT AVE N
4	937230	0040	7/21/06	252000	780	0	6	1949	3	3492	No	No	16739 WHITMAN AVE N
4	937230	0045	5/31/06	275000	780	0	6	1950	4	6857	No	No	16743 WHITMAN AVE N
4	522030	0140	4/10/06	290000	810	0	6	1948	3	7440	No	No	14515 EVANSTON AVE N
4	139730	0015	3/13/05	260585	810	0	6	1953	4	8425	No	No	512 N 167TH ST
4	329970	0220	2/9/04	280000	910	400	6	1952	4	7000	No	No	15709 2ND AVE NW
4	329970	0225	8/14/06	360000	910	400	6	1952	4	7000	No	No	15703 2ND AVE NW
4	740030	0021	10/26/05	259000	940	0	6	1943	4	10800	No	No	17542 FREMONT AVE N
4	522030	0125	6/14/06	285000	980	0	6	1948	3	7440	No	No	14533 EVANSTON AVE N
4	329970	0080	7/6/05	316950	980	0	6	1951	4	6528	No	No	15522 1ST AVE NW
4	728770	0065	9/21/04	243000	1050	0	6	1926	4	10053	No	No	755 N 182ND ST
4	671310	0040	6/25/04	289500	1100	620	6	1958	4	9688	No	No	18012 DAYTON AVE N
4	329970	0155	8/4/05	290000	1120	0	6	1951	4	6900	No	No	15616 2ND AVE NW

**Improved Sales Used In This Physical Inspection Analysis  
Area 2**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	619070	1262	9/6/06	350000	1140	0	6	1952	5	9506	No	No	531 N 172ND ST
4	139730	0010	10/12/05	276000	1170	0	6	1953	4	7188	No	No	502 N 167TH ST
4	937170	0177	4/20/06	290000	1210	0	6	1952	4	8187	No	No	16702 FREMONT AVE N
4	937170	0140	11/17/06	293000	1250	0	6	1953	4	8188	No	No	16731 N PARK AVE
4	329970	0090	8/22/06	315000	1260	0	6	1951	3	6552	No	No	15510 1ST AVE NW
4	914110	0170	9/20/04	270000	1300	0	6	1942	5	7890	No	No	15228 DAYTON AVE N
4	329670	0036	7/21/06	399950	1540	0	6	1952	4	8160	No	No	15748 PALATINE AVE N
4	728770	0050	5/25/05	327500	1560	0	6	1923	4	7749	No	No	728 N 182ND ST
4	329970	0055	8/18/05	339950	1570	0	6	1951	4	6528	No	No	15622 1ST AVE NW
4	937170	0156	6/18/04	300000	1670	0	6	1952	4	9546	No	No	16756 FREMONT AVE N
4	914110	0090	5/13/04	273750	790	790	7	1947	4	10514	No	No	15255 DAYTON AVE N
4	329370	0248	11/21/05	285000	1000	530	7	1957	4	6000	No	No	717 N 165TH ST
4	329370	0247	4/21/06	355000	1000	530	7	1957	4	6000	No	No	711 N 165TH ST
4	182604	9224	4/25/06	400000	1000	260	7	1949	3	8649	No	No	14828 FREMONT AVE N
4	937230	0009	6/17/06	314500	1020	0	7	1951	4	6856	No	No	903 N 170TH ST
4	671370	0065	2/6/04	220000	1030	0	7	1954	3	13000	No	No	18334 EVANSTON AVE N
4	432570	0115	7/13/06	334000	1030	0	7	1953	4	8303	No	No	566 N 166TH ST
4	182604	9380	10/18/05	365000	1040	900	7	1962	4	9104	No	No	15728 GREENWOOD AVE N
4	914110	0215	9/28/05	467500	1060	500	7	1952	4	18340	No	No	15247 FREMONT AVE N
4	139730	0140	6/21/04	292500	1070	600	7	1953	4	6793	No	No	16701 FREMONT AVE N
4	267310	0039	1/20/06	288500	1080	0	7	1948	3	7564	No	No	14817 FREMONT AVE N
4	671370	0261	5/19/05	405000	1100	800	7	1958	5	8334	No	No	18201 EVANSTON AVE N
4	132603	9077	4/26/06	401000	1100	570	7	1984	4	7245	No	No	15729 GREENWOOD AVE N
4	329370	0473	10/19/06	414950	1140	500	7	1963	4	8562	No	No	504 N GREENWOOD DR
4	299300	0030	8/18/04	323000	1140	550	7	2003	3	3017	No	No	909 N 163RD PL
4	072604	9069	3/22/06	332000	1140	0	7	1969	3	9376	No	No	715 N 180TH ST
4	182604	9038	12/5/06	415000	1150	310	7	1936	5	7096	No	No	15505 DAYTON AVE N
4	144230	0040	9/21/06	357000	1160	0	7	1954	4	6048	No	No	18017 LINDEN AVE N
4	937230	0041	8/10/05	383500	1170	570	7	2005	3	3353	No	No	16737 WHITMAN AVE N
4	299300	0020	2/17/04	289000	1170	200	7	2003	3	4526	No	No	905 N 163RD PL

**Improved Sales Used In This Physical Inspection Analysis  
Area 2**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	182604	9315	12/20/06	385000	1170	290	7	1957	3	7624	No	No	14829 LINDEN AVE N
4	750820	0070	11/28/05	362000	1180	500	7	1964	4	11803	No	No	525 N 179TH PL
4	923830	0020	5/14/05	285000	1190	0	7	1967	3	7203	No	No	16335 FREMONT PL N
4	930430	0130	5/6/05	325000	1200	0	7	1923	4	7200	No	No	318 N 149TH ST
4	930430	0148	9/25/04	262500	1210	390	7	1948	3	5929	No	No	14820 GREENWOOD AVE N
4	914110	0071	7/20/06	361000	1210	200	7	1940	3	8941	No	No	411 N 155TH ST
4	671310	0125	7/28/06	386000	1230	500	7	1977	4	15288	No	No	18415 FREMONT AVE N
4	329970	0255	7/15/05	326050	1230	0	7	2005	3	7951	No	No	103 NW 156TH ST
4	072604	9260	7/22/05	267000	1230	0	7	1959	3	7900	No	No	16525 LINDEN AVE N
4	740100	0160	9/14/06	381050	1240	360	7	1968	4	7350	No	No	17610 DAYTON AVE N
4	351990	0090	9/21/04	259950	1240	0	7	1953	4	9223	No	No	744 N 179TH ST
4	351990	0015	9/28/05	309000	1240	0	7	1953	3	8450	No	No	715 N 179TH ST
4	930430	0149	2/2/04	269000	1250	140	7	1947	3	6600	No	No	311 N 149TH ST
4	728770	0059	5/12/05	306000	1250	1040	7	1950	4	8234	No	No	18204 FREMONT AVE N
4	619070	1260	8/21/06	327000	1250	0	7	1952	4	10316	No	No	17159 FREMONT AVE N
4	619070	0102	6/23/06	470000	1250	770	7	1981	4	7204	No	No	508 N 178TH CT
4	072604	9225	12/28/04	235000	1250	0	7	1957	3	6017	No	No	740 N 165TH ST
4	728770	0036	8/5/05	400000	1260	400	7	1976	3	9986	No	No	754 N 182ND ST
4	619070	1356	11/10/06	332000	1280	0	7	1954	4	10500	No	No	16831 FREMONT AVE N
4	161730	0030	12/5/06	335000	1280	0	7	1953	3	8283	No	No	536 N 170TH PL
4	522030	0010	1/19/06	308000	1300	0	7	1969	3	7688	No	No	14551 FREMONT AVE N
4	931030	0142	7/25/05	405000	1330	650	7	2000	3	8611	No	No	15310 LINDEN AVE N
4	182604	9303	3/20/06	363950	1340	0	7	1947	5	6569	No	No	15755 DAYTON AVE N
4	161730	0105	6/9/06	359950	1340	0	7	1953	5	9721	No	No	17002 DAYTON AVE N
4	662930	0080	7/1/04	232000	1360	860	7	1963	3	6545	No	No	605 N 165TH PL
4	671370	0080	4/24/06	327000	1410	0	7	1953	4	14000	No	No	18350 EVANSTON AVE N
4	161730	0070	10/12/05	307000	1430	0	7	1953	4	9100	No	No	545 N 170TH PL
4	930430	0075	7/7/04	240000	1440	0	7	1954	3	7200	No	No	14901 EVANSTON AVE N
4	182604	9277	3/6/06	325600	1440	0	7	1954	3	8040	No	No	14814 EVANSTON AVE N
4	072604	9240	5/19/05	287000	1440	0	7	1957	3	7450	No	No	16514 N PARK AVE N

**Improved Sales Used In This Physical Inspection Analysis  
Area 2**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	930430	0147	10/12/06	365000	1480	0	7	1947	3	5934	No	No	14814 GREENWOOD AVE N
4	182604	9394	6/30/04	289950	1480	530	7	1963	3	11150	No	No	15708 GREENWOOD AVE N
4	671370	0210	1/4/06	315000	1500	0	7	1953	4	8954	No	No	18315 DAYTON PL N
4	671370	0030	5/17/06	340000	1500	0	7	1953	4	13000	No	No	18224 EVANSTON AVE N
4	671370	0135	7/26/05	310000	1510	0	7	1953	4	8400	No	No	18318 DAYTON PL N
4	619070	0097	7/26/06	392500	1510	700	7	1969	4	7200	No	No	17803 FREMONT AVE N
4	522030	0093	10/17/05	375000	1540	0	7	1966	4	7500	No	No	14550 EVANSTON AVE N
4	161730	0085	7/30/04	298500	1570	0	7	1953	4	9425	No	No	527 N 170TH PL
4	937170	0110	11/17/05	376000	1630	0	7	1954	5	8182	No	No	16740 N PARK AVE
4	740170	0025	8/30/05	285000	1650	0	7	1952	4	7623	No	No	530 N 172ND ST
4	619070	1263	4/26/04	300000	1690	0	7	1954	3	9520	No	No	515 N 172ND ST
4	930430	0135	4/7/05	425000	1710	0	7	1954	4	7552	No	No	310 N 149TH ST
4	931030	0195	8/28/06	425000	1720	0	7	1937	3	19459	No	No	15403 LINDEN AVE N
4	680110	0010	9/28/04	325000	1870	880	7	1954	4	12548	No	No	508 N 185TH PL
4	930430	0240	8/25/04	312000	1900	0	7	1948	4	13016	No	No	350 N 148TH ST
4	282710	0072	6/20/06	355000	1920	0	7	1949	3	8052	No	No	826 N 145TH ST
4	132603	9038	10/11/06	410000	1960	0	7	1989	4	7205	No	No	15559 GREENWOOD AVE N
4	329670	0095	7/7/04	339900	2050	0	7	1952	5	8219	No	No	15733 PALATINE AVE N
4	329970	0250	5/1/06	343000	2080	0	7	1951	4	7852	No	No	109 NW 156TH ST
4	931030	0116	8/24/04	423000	2180	0	7	2004	3	13228	No	No	15420 LINDEN AVE N
4	182604	9094	10/14/06	413000	2230	0	7	1951	3	11472	No	No	14842 FREMONT AVE N
4	728770	0040	12/29/05	465000	2380	0	7	2002	3	7201	No	No	748 N 182ND ST
4	931030	0131	6/23/05	449950	2700	0	7	2004	3	9100	No	No	15330 LINDEN AVE N
4	671370	0165	8/30/04	283000	3000	0	7	1983	3	8698	No	No	18361 DAYTON PL N
4	132603	9007	7/25/05	363000	3040	0	7	1982	3	11020	No	No	15531 GREENWOOD AVE N
4	869080	0060	5/14/04	349500	920	460	8	1980	4	11579	No	No	16128 EVANSTON AVE N
4	182604	9301	5/2/06	375000	1040	320	8	1956	3	12000	No	No	324 N 155TH ST
4	329370	0270	7/13/06	444950	1210	1100	8	1957	5	6140	No	No	606 N 163RD ST
4	182604	9416	4/7/05	345000	1240	570	8	1967	3	7292	No	No	15534 GREENWOOD AVE N
4	182604	9204	7/31/06	420250	1270	630	8	1950	3	8123	No	No	14909 N PARK AVE N

**Improved Sales Used In This Physical Inspection Analysis  
Area 2**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	914110	0006	8/12/05	365000	1290	400	8	1961	3	7777	No	No	15280 GREENWOOD AVE N
4	329920	0075	9/22/05	335500	1320	380	8	1959	3	10230	No	No	621 N 161ST ST
4	329380	0100	10/7/04	328000	1350	720	8	1962	4	9976	No	No	16337 N PARK AVE
4	914110	0115	5/4/05	295000	1410	0	8	1950	3	8319	No	No	15217 DAYTON AVE N
4	619070	0219	3/24/05	385000	1430	640	8	1964	4	10410	Yes	No	17600 EVANSTON AVE N
4	728650	0042	9/22/04	349900	1440	560	8	1979	3	7600	No	No	741 N 184TH ST
4	329920	0080	10/7/04	360000	1440	1000	8	1966	5	12051	No	No	618 N 161ST ST
4	329920	0085	7/7/06	429900	1440	470	8	1961	4	10209	No	No	616 N 161ST ST
4	329380	0260	12/27/06	385000	1530	0	8	1961	4	7861	No	No	704 N 163RD ST
4	671310	0135	9/27/06	410000	1620	0	8	1985	3	20000	No	No	18235 FREMONT AVE N
4	930430	0005	8/10/05	386500	1630	510	8	1926	4	8262	No	No	14922 GREENWOOD AVE N
4	329920	0065	4/5/05	337400	1640	1400	8	1958	3	7152	No	No	16002 EVANSTON AVE N
4	072604	9211	3/7/05	355500	1660	1300	8	1958	3	10931	No	No	16505 N PARK AVE N
4	182604	9244	3/9/04	424950	1670	1320	8	1951	4	7500	No	No	14834 FREMONT AVE N
4	329920	0050	6/5/06	460000	1680	700	8	1957	5	8006	No	No	16110 EVANSTON AVE N
4	329380	0200	7/19/04	321200	1700	0	8	1962	4	8040	No	No	16317 LINDEN AVE N
4	740100	0020	4/19/06	453000	1720	500	8	1932	5	8307	No	No	17555 FREMONT AVE N
4	132603	9072	7/13/04	415000	1720	700	8	1979	4	7209	No	No	15557 GREENWOOD AVE N
4	689530	0030	11/28/05	440000	1730	600	8	1962	4	9420	No	No	519 N 169TH ST
4	072604	9320	3/7/05	376000	1870	0	8	1993	3	6054	No	No	17944 FREMONT AVE N
4	671370	0270	8/26/04	359950	1950	0	8	1987	3	14830	No	No	611 N 182ND ST
4	671370	0270	2/24/06	420000	1950	0	8	1987	3	14830	No	No	611 N 182ND ST
4	931030	0302	12/13/05	461000	1970	0	8	1998	3	7050	No	No	15025 LINDEN AVE N
4	329380	0180	8/22/06	402060	1970	0	8	1961	4	9916	No	No	16321 N PARK AVE
4	869080	0100	2/1/05	360000	2080	0	8	1980	4	8499	No	No	16301 FREMONT PL N
4	931030	0257	9/13/04	389950	2160	0	8	2001	3	7205	No	No	15060 WESTMINSTER WAY N
4	914110	0163	6/15/06	500000	2170	0	8	1998	3	9511	No	No	15244 DAYTON AVE N
4	182604	9181	6/29/06	435000	2190	0	8	1981	4	7524	No	No	423 N 157TH CT
4	951110	0025	10/21/05	485000	2240	1130	8	1987	3	7200	No	No	15011 DAYTON AVE N
4	671310	0126	12/2/05	372000	2250	700	8	1987	4	8460	No	No	635 N 185TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 2**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	522030	0017	3/9/04	460000	2260	0	8	2002	3	7513	No	No	14543 FREMONT AVE N
4	931030	0187	9/10/04	380000	2270	0	8	1999	3	9100	No	No	15417 LINDEN AVE N
4	182604	9503	8/16/06	509000	2340	0	8	2000	3	5004	No	No	411 N 156TH CT
4	660200	0010	2/23/04	319950	2520	0	8	1961	4	7114	No	No	621 N 179TH ST
4	671370	0250	4/7/04	447000	2920	0	8	2003	3	11440	No	No	18202 DAYTON AVE N
4	930430	0165	5/30/06	539000	1860	680	9	1924	5	7800	No	No	329 N 149TH ST
4	914110	0007	6/26/06	500000	1950	0	9	2005	3	7502	No	No	315 N 155TH ST
4	728770	0075	12/7/04	448950	2290	0	9	2001	3	5084	No	No	735 N 182ND ST
4	937170	0090	6/5/06	539950	2680	0	9	2006	3	8218	No	No	16721 LINDEN AVE N
4	914110	0191	9/6/06	679950	2830	0	9	2006	3	8388	No	No	15160 DAYTON AVE N
4	914110	0190	4/24/06	727000	2830	0	9	2006	3	10155	No	No	15150 DAYTON AVE N
4	671310	0041	10/2/06	659000	2850	100	9	2006	3	9050	No	No	516 N 180TH ST
4	951110	0072	10/25/06	670180	2980	0	9	2006	3	7770	No	No	15036 DAYTON AVE N



***Improved Sales Removed From This Physical Inspection Analysis***  
***Area 2***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	012603	9089	11/30/05	\$140,500	RELATED PARTY, FRIEND, OR NEIGHBOR
1	012603	9256	12/23/04	\$194,700	OBSOLESCENCE...
1	012603	9377	6/22/05	\$412,743	SEGREGATION AND/OR MERGER
1	012603	9466	4/9/04	\$309,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	012603	9466	7/19/06	\$543,150	SEGREGATION AND/OR MERGER
1	012603	9467	12/4/06	\$850,000	NON-REPRESENTATIVE SALE...
1	012603	9610	9/6/05	\$595,000	SEGREGATION AND/OR MERGER
1	012603	9668	10/6/04	\$330,000	NON-REPRESENTATIVE SALE...
1	021770	0130	4/19/05	\$303,100	QUESTIONABLE PER APPRAISAL
1	021770	0350	7/23/04	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	052050	0005	5/25/04	\$319,500	OBSOLESCENCE
1	052050	0015	3/4/05	\$242,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	052050	0060	5/25/05	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	052050	0060	7/27/04	\$83,879	RELATED PARTY, FRIEND, OR NEIGHBOR...
1	052050	0110	11/15/06	\$379,000	NO MARKET EXPOSURE
1	193330	0070	3/26/06	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	222790	0051	4/23/04	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	222890	0097	2/24/05	\$129,763	RELATED PARTY, FRIEND, OR NEIGHBOR...
1	222890	0120	4/26/06	\$159,880	QUIT CLAIM DEED
1	222890	0122	3/1/06	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
1	222890	0140	7/26/04	\$197,000	NON-REPRESENTATIVE SALE
1	222890	0175	1/30/04	\$312,209	FORCED SALE...
1	222890	0196	1/13/06	\$268,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	222890	0211	1/26/05	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	222890	0260	10/22/04	\$244,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	222890	0270	4/14/04	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	264430	0045	3/31/06	\$89,211	RELATED PARTY, FRIEND, OR NEIGHBOR
1	264430	0068	9/19/05	\$185,000	NO MARKET EXPOSURE
1	264490	0050	3/24/05	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	264490	0070	9/27/04	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
1	264490	0110	9/1/06	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	264490	0156	12/2/05	\$142,779	RELATED PARTY, FRIEND, OR NEIGHBOR...
1	264550	0070	2/18/04	\$96,868	QUIT CLAIM DEED
1	279750	0115	12/4/06	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	311290	0090	4/5/05	\$133,247	QUIT CLAIM DEED
1	311290	0150	4/20/06	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	330300	0180	10/19/06	\$445,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed From This Physical Inspection Analysis  
Area 2**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	330320	0130	10/22/04	\$335,000	NO MARKET EXPOSURE
1	338090	0065	5/17/04	\$273,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	500950	0030	12/21/05	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	536170	0005	7/16/04	\$209,500	NON-REPRESENTATIVE SALE...
1	572150	0065	3/2/04	\$329,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	620270	0170	7/8/04	\$100,000	QUIT CLAIM DEED
1	728390	0070	2/18/05	\$281,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	728390	0140	7/13/04	\$300,000	IMP COUNT
1	728390	0163	6/8/06	\$413,500	NO MARKET EXPOSURE
1	728390	0540	1/3/06	\$167,719	RELATED PARTY, FRIEND, OR NEIGHBOR...
1	728430	0015	12/8/06	\$324,000	QUIT CLAIM DEED
1	728710	0106	5/10/05	\$214,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	750750	0092	7/30/04	\$425,000	STATEMENT TO DOR
1	799230	0005	7/1/05	\$262,000	OBSOLESCENCE
1	799230	0075	10/18/04	\$305,000	NO MARKET EXPOSURE
1	816510	0040	11/9/05	\$92,000	NON-REPRESENTATIVE SALE
1	859890	0136	5/13/04	\$264,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	925090	0104	10/24/04	\$83,333	RELATED PARTY, FRIEND, OR NEIGHBOR...
1	925090	0122	6/1/05	\$195,000	NO MARKET EXPOSURE
1	925090	0127	9/14/04	\$398,950	RELOCATION - SALE TO SERVICE
3	012603	9060	8/9/05	\$435,000	UNFIN AREA
3	012603	9178	1/20/05	\$600,000	MULTI-PARCEL SALE...
3	012603	9585	9/8/06	\$307,250	QUESTIONABLE PER APPRAISAL
3	025930	0010	5/26/04	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	040510	0160	12/28/04	\$218,500	IMP. CHARACTERISTICS CHANGED SINCE SALE...
3	040510	0170	4/27/06	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	040510	0265	7/26/04	\$298,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	040510	0330	1/20/05	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	040510	0340	3/19/04	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	040510	0355	10/12/04	\$249,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	040510	0370	8/26/05	\$326,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	064170	0080	10/5/06	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	064180	0070	6/25/04	\$299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	122603	9071	3/22/06	\$156,854	RELATED PARTY, FRIEND, OR NEIGHBOR...
3	122603	9074	9/11/06	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	122603	9079	2/1/06	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	122603	9137	6/7/05	\$381,623	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	286790	0005	5/25/04	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	303850	0070	7/7/04	\$254,985	STATEMENT TO DOR...
3	303850	0120	8/4/04	\$348,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	310270	0080	6/8/05	\$95,000	QUIT CLAIM DEED

**Improved Sales Removed From This Physical Inspection Analysis  
Area 2**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	329370	0426	8/27/04	\$226,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	329370	0456	1/6/06	\$369,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	619070	0123	5/25/04	\$369,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	619070	0397	5/24/04	\$447,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	619070	1112	9/11/06	\$395,000	NON-REPRESENTATIVE SALE
3	619070	1207	6/3/05	\$440,000	IMP COUNT
3	619070	1481	8/24/05	\$320,000	NO MARKET EXPOSURE...
3	670100	0020	7/21/05	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR...
3	727930	0075	4/15/04	\$251,570	EXEMPT FROM EXCISE TAX...
3	728230	0050	5/3/05	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	728230	0050	10/24/05	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	728230	0065	10/22/04	\$302,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	728230	0120	3/29/05	\$267,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	728230	0170	3/24/06	\$284,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	728230	0185	4/28/04	\$90,800	PARTIAL INTEREST (1/3, 1/2, Etc.)...
3	728230	0215	6/4/04	\$234,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	728290	0040	7/13/05	\$220,000	1031 TRADE
3	728290	0040	9/27/05	\$29,000	NON-REPRESENTATIVE SALE...
3	728290	0045	9/12/05	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	728290	0045	6/21/05	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
3	750800	0030	2/18/05	\$341,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	781890	0110	7/28/05	\$85,424	QUIT CLAIM DEED
3	781890	0110	8/30/06	\$170,475	RELATED PARTY, FRIEND, OR NEIGHBOR
3	896330	0005	9/19/06	\$167,036	RELATED PARTY, FRIEND, OR NEIGHBOR...
3	896330	0030	6/9/04	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	950850	0035	7/9/04	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	954010	0055	6/2/04	\$287,000	OBSOLESCENCE...
3	954010	0075	7/19/06	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	132603	9004	9/13/05	\$375,000	SEGREGATION AND/OR MERGER...
4	132603	9034	7/20/05	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	132603	9038	12/27/05	\$61,718	RELATED PARTY, FRIEND, OR NEIGHBOR...
4	132603	9065	11/7/05	\$235,000	NON-REPRESENTATIVE SALE
4	139730	0100	3/1/04	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	139730	0120	4/8/04	\$284,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	144230	0060	5/24/04	\$210,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
4	161730	0030	6/18/04	\$251,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	161730	0035	6/10/04	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	161730	0045	5/2/06	\$327,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
4	161730	0045	5/2/06	\$68,400	PARTIAL INTEREST (1/3, 1/2, Etc.)...
4	161730	0060	7/19/04	\$246,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	161730	0070	7/29/04	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed From This Physical Inspection Analysis  
Area 2**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	182604	9010	10/29/04	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	182604	9010	6/22/05	\$101,667	PARTIAL INTEREST (1/3, 1/2, Etc.)...
4	182604	9097	4/28/04	\$277,000	UNFIN AREA
4	182604	9276	4/26/04	\$250,000	UNFIN AREA
4	182604	9303	8/26/05	\$278,050	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	182604	9380	12/12/06	\$334,375	BANKRUPTCY - RECEIVER OR TRUSTEE
4	182604	9390	5/7/04	\$321,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
4	282710	0115	7/14/05	\$54,520	PARTIAL INTEREST (1/3, 1/2, Etc.)...
4	321130	0070	2/27/04	\$295,000	NON-REPRESENTATIVE SALE...
4	329370	0183	3/9/05	\$64,000	RELATED PARTY, FRIEND, OR NEIGHBOR...
4	329370	0270	3/31/05	\$367,150	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	329380	0070	11/26/04	\$181,500	PARTIAL INTEREST (1/3, 1/2, Etc.)...
4	329920	0040	5/12/04	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	329920	0050	7/12/05	\$414,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	329970	0096	6/23/06	\$300,000	CORPORATE AFFILIATES...
4	329970	0245	4/9/04	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	432570	0045	4/30/04	\$256,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	432570	0065	6/1/04	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	522030	0107	4/4/05	\$68,519	RELATED PARTY, FRIEND, OR NEIGHBOR...
4	522030	0109	1/27/04	\$326,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	619070	0094	6/17/04	\$299,999	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	619070	0217	10/23/05	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	619070	1173	1/21/04	\$237,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	619070	1270	2/19/04	\$191,000	NON-REPRESENTATIVE SALE
4	662930	0130	8/2/04	\$228,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	671370	0007	6/14/04	\$281,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	671370	0060	12/9/05	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR...
4	671370	0140	5/20/04	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
4	671370	0150	5/27/05	\$311,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	671370	0165	2/11/05	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	671370	0190	11/17/05	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	728650	0036	12/10/04	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
4	728770	0035	8/29/05	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
4	728770	0040	12/16/05	\$465,000	QUESTIONABLE PER APPRAISAL...
4	728770	0055	7/18/05	\$297,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	740030	0030	5/24/04	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	740100	0020	8/12/04	\$384,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	740100	0130	5/25/05	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	740100	0150	1/20/05	\$289,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	740170	0050	7/7/04	\$243,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	750820	0010	4/27/04	\$105,320	STATEMENT TO DOR...

**Improved Sales Removed From This Physical Inspection Analysis  
Area 2**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	884840	0020	7/27/04	\$304,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	884840	0025	7/22/04	\$244,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	914110	0015	11/29/05	\$339,167	RELATED PARTY, FRIEND, OR NEIGHBOR
4	914110	0095	8/25/06	\$53,333	RELATED PARTY, FRIEND, OR NEIGHBOR...
4	914110	0155	8/4/04	\$178,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	914110	0165	6/6/05	\$391,950	IMP COUNT
4	914110	0190	6/16/05	\$410,000	TEAR DOWN
4	914110	0205	5/20/05	\$430,000	IMP COUNT
4	914110	0215	10/4/06	\$425,000	QUESTIONABLE PER APPRAISAL
4	914110	0245	3/3/06	\$275,000	OBSOLESCENCE
4	923830	0020	2/15/05	\$206,000	NO MARKET EXPOSURE
4	930430	0010	12/27/04	\$433,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	930430	0175	4/14/06	\$599,950	IMP COUNT
4	931030	0165	11/14/06	\$515,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	931030	0170	11/15/06	\$415,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR...
4	937170	0071	6/8/04	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	937170	0085	6/2/05	\$347,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	937170	0085	3/2/06	\$290,000	NON-REPRESENTATIVE SALE...
4	937170	0150	2/14/05	\$255,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	937170	0172	4/14/05	\$219,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	937230	0015	6/7/04	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	937230	0030	2/9/04	\$190,500	NON-REPRESENTATIVE SALE
4	937230	0045	4/26/04	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	937230	0055	9/7/06	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	951110	0023	1/14/04	\$105,515	PARTIAL INTEREST (1/3, 1/2, Etc.)...
4	951110	0025	2/27/04	\$340,050	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	951110	0025	3/15/05	\$439,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	951110	0025	10/4/04	\$70,000	PARTIAL INTEREST (1/3, 1/2, Etc.)...

## Model Validation

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.3%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2006 and 2007 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2007 assessment year (taxes payable in 2008) results in an average total change from the 2006 assessments of +14.2%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

## **Area 2 Physical Inspection Ratio Confidence Intervals**

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is .993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	1	0.958	1.079	12.6%	NA	NA
6	50	0.833	0.980	17.7%	0.948	1.012
7	245	0.866	0.995	14.8%	0.978	1.012
8	190	0.890	0.993	11.5%	0.977	1.010
9	34	0.913	0.989	8.4%	0.951	1.028
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1950	68	0.860	0.997	15.9%	0.966	1.028
1951-1960	201	0.849	0.986	16.2%	0.968	1.004
1961-1970	100	0.899	1.006	11.9%	0.980	1.032
1971-1980	44	0.856	0.973	13.6%	0.940	1.005
1981-1990	22	0.844	0.993	17.7%	0.930	1.056
1991-2000	32	0.916	1.009	10.2%	0.972	1.046
>2000	53	0.948	0.994	4.8%	0.963	1.024
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	2	0.969	1.000	3.2%	0.418	1.582
Average	304	0.893	0.993	11.1%	0.978	1.007
Very Good	37	0.803	0.995	23.9%	0.960	1.029
Good	177	0.868	0.992	14.3%	0.975	1.009
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	382	0.873	0.995	14.0%	0.982	1.007
1.5	38	0.846	0.980	15.8%	0.942	1.017
2	100	0.903	0.992	9.8%	0.967	1.017

## Area 2 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is .993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
0-1000	43	0.886	0.999	12.7%	0.962	1.036
1001-1500	253	0.877	0.994	13.4%	0.979	1.010
1501-2000	134	0.852	0.989	16.0%	0.969	1.009
2001-2500	68	0.898	0.999	11.2%	0.971	1.027
2501-3000	18	0.954	0.990	3.8%	0.902	1.078
>3000	4	0.850	0.913	7.4%	0.649	1.177
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Yes	1	0.816	1.031	26.4%	NA	NA
No	519	0.878	0.993	13.0%	0.982	1.003
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Yes	0	NA	NA	NA	NA	NA
No	520	0.878	0.993	13.1%	0.982	1.004
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	235	0.881	0.986	11.9%	0.970	1.002
3	138	0.913	0.997	9.2%	0.979	1.016
4	147	0.839	0.999	19.1%	0.978	1.021
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3000-5000	5	0.934	1.068	14.3%	0.892	1.244
5001-8000	238	0.880	0.991	12.6%	0.975	1.007
8001-12000	232	0.873	0.993	13.7%	0.977	1.008
12001-16000	37	0.911	1.020	12.0%	0.975	1.064
16001-20000	7	0.832	0.922	10.9%	0.778	1.066
20001-30000	1	0.666	0.848	27.3%	NA	NA



## ***Area 2 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is .993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

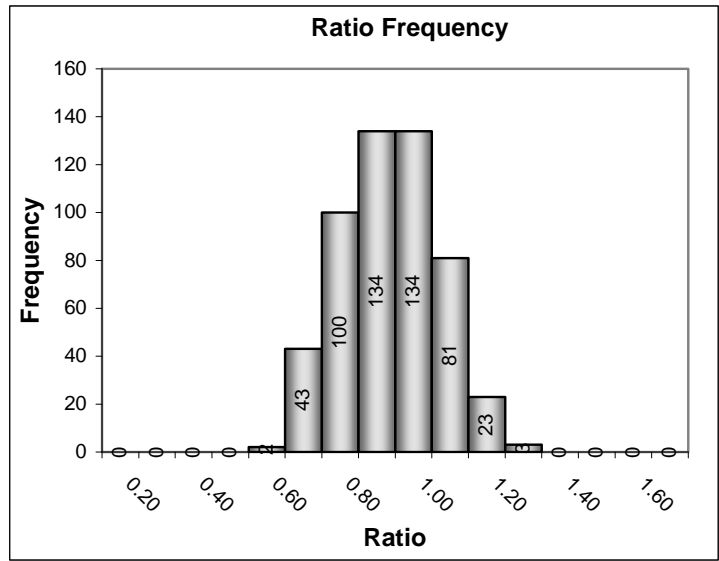
It is difficult to draw valid conclusions when the sales count is low.

Year Built <1940 Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Yes	17	0.791	0.986	24.6%	0.931	1.042
No	503	0.881	0.993	12.7%	0.982	1.004
Neighborhood	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
0	266	0.866	0.998	15.2%	0.983	1.013
1	61	0.885	0.984	11.2%	0.954	1.014
2	39	0.912	0.984	7.8%	0.947	1.020
3	114	0.904	0.986	9.0%	0.961	1.010
4	16	0.913	1.013	10.9%	0.959	1.067
5	24	0.815	0.990	21.5%	0.939	1.040

## 2006 Improved Parcel Ratio Analysis

<b>District/Team:</b> NW / Team-1	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 5/9/2007	<b>Sales Dates:</b> 1/2004- 12/2006
<b>Area</b> 2	<b>Appr ID:</b> DPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	520
<b>Mean Assessed Value</b>	321,900
<b>Mean Sales Price</b>	366,600
<b>Standard Deviation AV</b>	75,046
<b>Standard Deviation SP</b>	84,201
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.888
<b>Median Ratio</b>	0.889
<b>Weighted Mean Ratio</b>	0.878
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.557
<b>Highest ratio:</b>	1.292
<b>Coefficient of Dispersion</b>	12.21%
<b>Standard Deviation</b>	0.131
<b>Coefficient of Variation</b>	14.72%
<b>Price Related Differential (PRD)</b>	1.012
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.868
Upper limit	0.903
<b>95% Confidence: Mean</b>	
Lower limit	0.877
Upper limit	0.900
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	3559
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.131
<b>Recommended minimum:</b>	27
<b>Actual sample size:</b>	520
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	258
# ratios above mean:	262
z:	0.175
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



**COMMENTS:**

1 to 3 Unit Residences throughout area 2

## 2007 Improved Parcel Ratio Analysis

District/Team: NW / Team-1	Lien Date: 01/01/2007	Date of Report: 5/9/2007	Sales Dates: 1/2004 - 12/2006
Area 2	Appr ID: DPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	520		
Mean Assessed Value	364,000		
Mean Sales Price	366,600		
Standard Deviation AV	70,286		
Standard Deviation SP	84,201		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.008		
Median Ratio	1.000		
Weighted Mean Ratio	0.993		
UNIFORMITY			
Lowest ratio	0.736		
Highest ratio:	1.473		
Coefficient of Dispersion	10.13%		
Standard Deviation	0.124		
Coefficient of Variation	12.31%		
Price Related Differential (PRD)	1.015		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.986		
Upper limit	1.017		
95% Confidence: Mean			
Lower limit	0.997		
Upper limit	1.018		
SAMPLE SIZE EVALUATION			
N (population size)	3559		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.124		
Recommended minimum:	25		
Actual sample size:	520		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	270		
# ratios above mean:	250		
z:	0.877		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

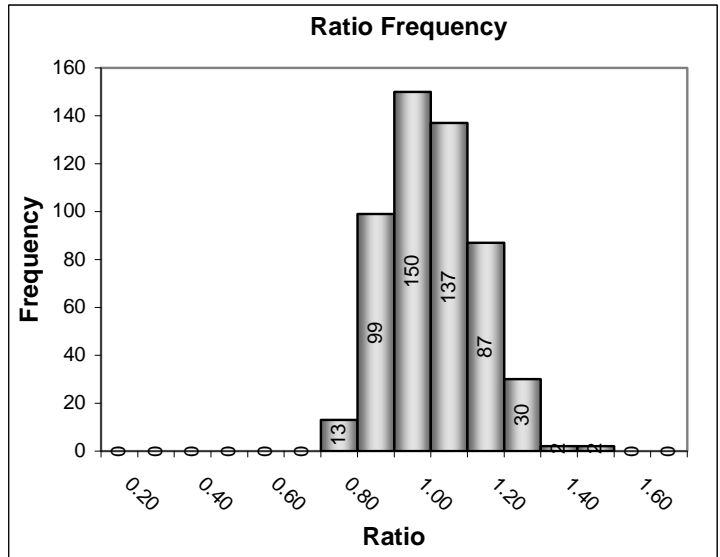
Ratio Frequency

Ratio Bin	Frequency
0.70 - 0.80	13
0.80 - 0.90	99
0.90 - 1.00	150
1.00 - 1.10	137
1.10 - 1.20	87
1.20 - 1.30	30
1.30 - 1.40	1
1.40 - 1.50	1
1.50 - 1.60	1

COMMENTS:

1 to 3 Unit Residences throughout area 2

Both assessment level and uniformity have been improved by application of the recommended values.



### COMMENTS:

1 to 3 Unit Residences throughout area 2

Both assessment level and uniformity have been improved by application of the recommended values.

## USPAP Compliance

### **Client and Intended Use of the Appraisal:**

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation plan is subject to their periodic review.*

### **Definition and date of value estimate:**

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-07-030 (3) REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

**True and fair value -- Highest and best use.** *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be*

*ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

*'Highest and best use' is defined in The Appraisal of Real Estate, twelfth edition, page 305, as follows:*

*"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value."*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

### **Assumptions and Limiting Conditions:**

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers for ad valorem tax purposes, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, or otherwise in the Assessor's database, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements, are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

### **Scope Of Work Performed:**

*Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features*

*and, actual income and expenses by property owners is not a requirement of the law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.*

## **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
*Assessor*

## MEMORANDUM

DATE: January 4, 2007  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2007 Revaluation for 2008 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.



8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr